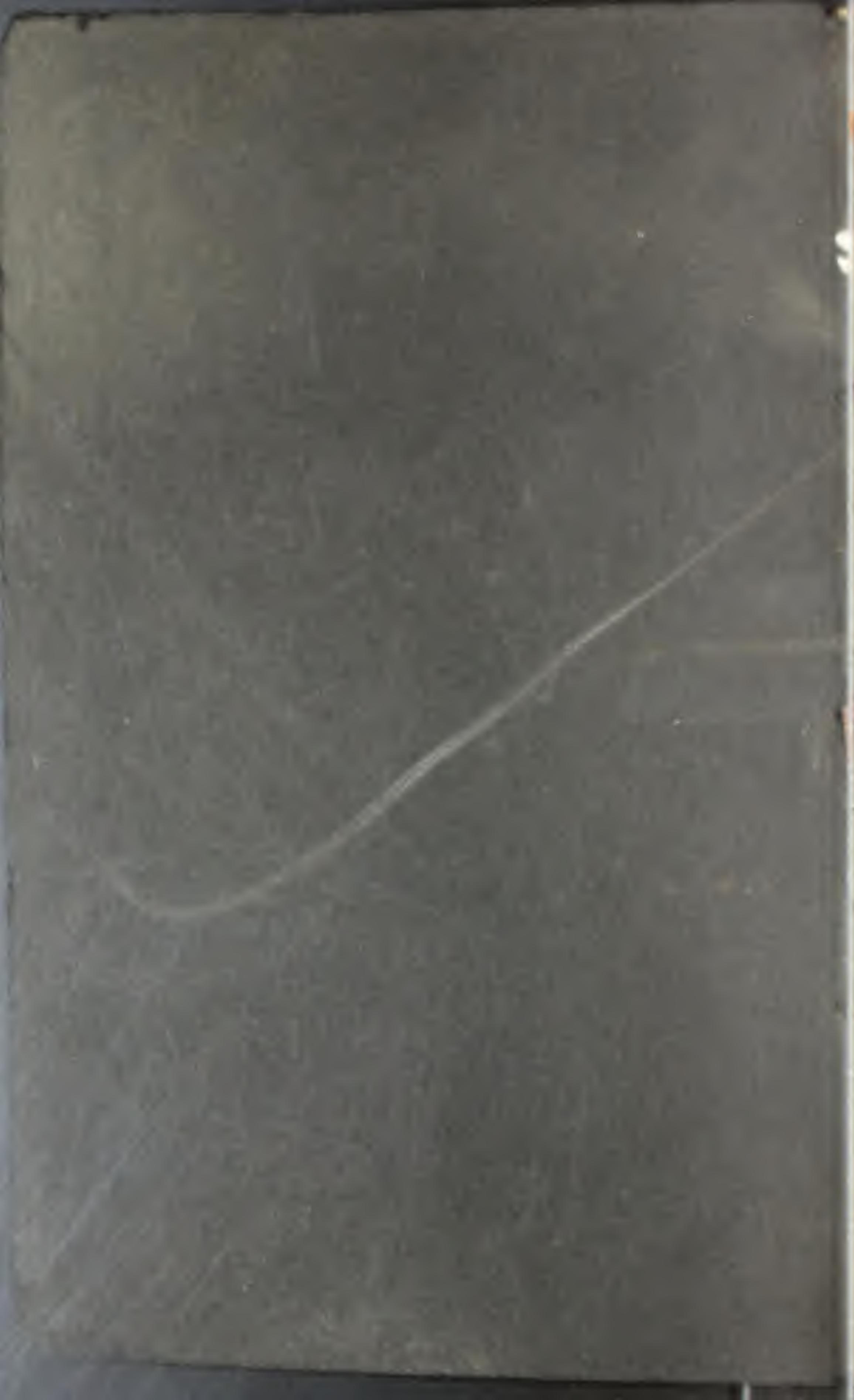


THE STUPID COOKIES



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Entered according to act of Congress in the
year Nineteen Hundred and Five
by
HERBERT C. CHIVERS,
ARCHITECT,
100 N. 7th ST.
ST. LOUIS.

FOREWORD

"Knowledge is power." It has been said that there are two kinds of knowledge, the one to know facts and the other to know where to find facts. The object of this publication is to enable the prospective home builder to find facts which are equivalent in this case to knowing facts; to put in the hands of the intending builder the power of knowledge—knowledge of what constitutes good plans, design and construction, and a satisfactory whole in a modern home.

The knowledge contained between the two covers of this book represents an outlay of thousands upon thousands of dollars in time and money and embodies the best thoughts and ideas obtainable in the matter of modern home building.

Books and pamphlets along this general line have been published from time to time by theorists, publishers and cheap-plan concerns but it has been the pleasure of the compiler of this work to place in the hands of the public for the first time a practical and understandable work containing the finished ideas of a practicing architect of high rank in his profession.

ARTISTIC HOMES

*"In framing artists, art hath thus decreed
to make some good, but others to exceed."
—Shakespeare.*

This volume is a work on building information and in its compilation the author has in many cases sacrificed the beauty of the book to increase the practical value of the ideas herein contained. From it you will be able to select sufficient data to give this office a definite basis on which to work. This can best be done by referring to portions of certain plans on certain pages which appeal to you, or sending clippings. Also send a rough sketch of floor plans.

*"Such is the strength of art, rough things
to shape and of rude commons, rich enclos-
ures make."
—James Howell.*

PROGRESSIVE IDEAS.—A desire for a home of your own is one of the best proofs of your personal ambition, your interest in your family, and your desire for peace, comfort and happiness both for yourself and for those nearest you. A "Human Ant" is the only person who is satisfied to build a home like his neighbors or his friends. The person who possesses invention, originality, and ambition, builds a home which fits his ideas, fits his surroundings and fits his purse and which expresses his progressive individuality.

"Genius may be described as the spirit of discovery.—It is the eye of intellect, and the wing of thought.—It is always in advance of its time—the pioneer for the generation which it precedes."—Simms.

BE UP-TO-DATE.—It has no doubt occurred to you in viewing the residence streets of various cities and towns as a remarkable fact that the majority of houses have a sameness, are utterly devoid of artistic beauty and external fitness. In those homes where you have been behind the scenes you have found the same condition existing in interior design and finish. This proves one of two things, either the lack of an architect or the lack of skill of the architect employed. When you do see a well designed house, interior and exterior, how it does delight your eye and please your fancy. When you build, make sure that you are putting your money into something of which you will always be proud and on which you will receive the congratulations of your friends and neighbors.

"The more extensive a man's knowledge of what has been done, the greater will be his power of knowing what to do."—Disraeli.

A MODERN HOME.—In planning a home one should take advantage of all the modern ideas, improvements and conveniences which this age of invention provides. We have outlived the styles of a quarter or a half century ago in houses as we have in clothes and the other necessities of physical existence.

*"However learned, man knows nothing truly
that he has not learned from experience."*
—Wieland.

POINTS TO LOOK AFTER.—The planning of a house, where expensive materials and labor are considered, should not be left to unskilled hands. Allow the lady of the house to have considerable say-so in the floor arrangement especially. She lives in the house day and night. A poorly-planned house is usually more expensive than a modern practical plan.

*"Common sense is the knack of seeing things
as they are, and doing things as they ought
to be done."*—C. E. Stowe.

PICTURE YOUR HOME.—It is sometimes difficult for the layman or ordinary individual to get an adequate idea of the general appearance of a house from a plate print like those in the following pages. One of these plates being selected I will furnish a reproduction of it in water color, to large size with plans on separate sheet and handsomely mounted for framing at a cost of one dollar.

*"They that will not be counselled, cannot be
helped. If you do not hear reason she will
rap you on the knuckles."*—Franklin.

HOME-LOVERS.—The most pleasant duty devolving upon the skilled architect is the designing

of a home for the true Home-Lover, for a person who is building a home for home's sake, who wants it modern for convenience' sake and who wants it beautiful for beauty's sake. May good fortune grant that the person into whose hands this volume falls be a "Home-Lover."

"No money is better spent than what is laid out for domestic satisfaction. A man is pleased that his wife is dressed as well as other people, and the wife is pleased that she is so dressed."—Johnson.

THE NECESSITY OF PRELIMINARY PLANS.—It is seldom that one gets a suitable arrangement the very first time, therefore it is necessary to first send the plans in sketch form so as to make them finally for approval, or disapproval of certain parts as you see fit. The architect's greatest difficulty is in getting his client's first ideas. If you have any printed designs from which you wish to adopt certain ornamental features, I can embody them in your designs and endeavor to improve on any suggestions offered.

"What cannot art and industry perform, when science plans the progress of their tool."—Beattie.

PRELIMINARY PLANS.—The home builder as a rule can only give his architect general suggestions and ideas as to what he desires embodied in his house. For this reason it is necessary that pre-

liminary sketches be made and submitted to him before work on the actual plans are begun. A fee of \$5 is charged for such preliminary ideas and sketches on work of \$5000 or under but it becomes a part of the total fee so that when the completed plans have been accepted, the original sketches have added nothing to the total cost. Preliminary sketches and ideas are submitted without charge, to responsible parties after receiving a bona fide order for a set of working plans and no additional charge is made for altering or changing these sketches in any way desired.

"Architecture is the art which so disposes and adorns the edifices raised by man, that the sight of them may contribute to his mental health, power and pleasure."—Ruskin.

WATER COLORS.—A water color picture of your prospective home accompanying the preliminary plans or even preceding the plans is often desirable as it gives you a good idea of the external make-up of the house enabling you to make criticisms and changes before the actual plans are drawn. An extra charge of \$5 is made for such a water color complete and framed.

"Make your dwelling tasteful and attractive, both within and without; the associations of the home of our early days have a strong influence on the future life."

—Phillips.

WORKING DRAWINGS.—My drawings are complete to the smallest detail; comprehensive and

clear, and consist of basement, attic, roof, and two floor plans with dimensions figured and marked accurately, together with four elevations drawn to a quarter-inch scale and details for everything inside and out where necessary; also includes typewritten specifications and contract blanks so that on receipt of plans and specifications you are ready to place your contract. The question of economy is not overlooked in the preparation of plans and it is usually safe to figure a ten or twenty per cent saving when building from my plans.

"Style in architecture is that original beauty which establishes a standard of excellence in each individual building and gives a sense of indefinable completeness."

—Anon.

SUPERINTENDENCE.—The plans should be so drawn that any competent builder can follow them to the smallest detail and my plans are so comprehensive and clear that any builder who is reasonably competent will be able to follow them without difficulty. It is very necessary that you have complete working drawings and above all legally worded specifications. It excites competition among the builders, and then since you know that all builders are figuring on the same basis, you can very readily see how the price of plans and specifications may be saved many times over.

"The more you practice what you know, the more shall you know what to practice."

—W. Jenkin.

CONSULTATION.—In large mercantile and financial institutions it has become the custom for those

who have charge of various departments to consult with their superiors wholly on paper so that a record will be had of all rulings and opinions. For this same reason the architect who is not a resident architect will in many cases give you better service as you will consult with him wholly on paper and you will have for all time the records of such consultation. This office is just as close to you as your nearest mail box.

"Accurate knowledge is the basis of correct opinions; the want of it makes the opinions of most people of little value."—Simmons.

UNPREJUDICED ADVICE.—In preparing to build, the main object is to have a suitable arrangement of floor plan and this is where you will need the assistance of some one who is totally unprejudiced, regardless of any selfish interests which he may have in finally figuring on the contract to erect the house.

"Genius is but a mind of large general powers accidentally determined in a particular direction."—Johnson.

PLAN SATISFACTION.—My interests lie altogether in having you well pleased and in putting up a house which will be a comfort to you as well as a credit to this office. We could not afford to give you anything but the most conscientious advice on all points. If given your work we shall feel fully responsible for its ultimate success as to practicability and design.

*"If cities were built by the sound of music,
then some edifices would appear to be con-
structed by grave, solemn tones, and others
to have danced forth to light fantastic airs."*

—Hawthorne.

SUGGESTIONS TO YOUR NEIGHBORS.—If communities, as a whole, could readily understand and appreciate art in architecture, each house would enhance the value of adjoining property. My clients often make special efforts to secure for me the planning of houses for their adjoining neighbors, so that the surrounding houses may be in true harmony. A great many architects have not the least conception of how a building will appear in perspective when erected, or its relative value to other buildings, landscape, etc. I make a close study of these conditions.

*"No man was ever so completely skilled in
the conduct of life, as not to receive new in-
formation from age and experience."*

—Terence.

CHANGES IN STOCK PLANS.—In case I have a stock plan which will suit you exactly my fees would usually be \$5.00 to \$10.00, necessary changes would be made in these plans for \$2.75 additional providing the outside of the building is not changed; elevations can be altered at \$2.50 each making a total cost for all changes, inside and out, of \$12.75. This does not include original study and special designs but covers only minor changes which can readily be made without preliminary sketches or reconstructing the entire plans or chang-

ing outside dimensions of plans. These charges for minor changes are often mistaken as prices at which original study and special plans can be had at, which is altogether a different class of work.

"Mere knowledge is comparatively worthless unless digested into practical wisdom and common sense as applied to the affairs of life." — Tryon Edwards.

SPECIAL DRAWINGS.—Special plans will be furnished at the rate of three and one-half per cent of the actual cost of the building or for a fee of not less than \$25 including full details and carefully-worded specifications all of which will receive my personal attention. Persons not rated must send one-third of total fee with order or not less than ten dollars as a deposit, the remainder to be paid on the completion and delivery of the plans and specifications. If individual checks are sent, add 15 cents for exchange. When the full price of plans is sent with order, express charges will be prepaid, otherwise plans will be sent C. O. D. with express and return charges payable by purchaser. See order blanks, sketching blanks and money order application blanks in back of book.

"It is better to create than to be learned; creating is the true essence of life."
— Niebuhr.

CAUTION.— All ideas, suggestions, drawings and sketches submitted remain my property until the amount of my fee is fully paid and persons to

whom they are sent as well as those by whom they are seen are cautioned not to use them or any part thereof under penalty. All plans and specifications are sold to be used ONCE and if they are again used without permission, the legal fee of three and one-half per cent of the cost of such buildings will be collected. This office carries an Illinois License and is privileged to practice in all states which require architects to register as to ability.

"If you would create something, you must be something." —Goethe.

POOR COPIES.—Builders sometimes try to impress upon prospective clients that they can draw up something a little different and yet evade the architect's rights at law. No copy is so good as the original, in the first place, and besides subjecting their customers to a cost for plans which is many-times higher than what we might originally charge if ordered direct, the result is a very common-place design. You have noticed that "sameness" in houses built in certain localities? Why is it? Have you not seen a certain house which looked like a gentleman among a lot of beggars? It all depends on the architect you employ.

"The highest problem of any art is to cause by appearance the illusion of a higher reality." —Goethe.

WHEN ADVICE IS OF VALUE.—When one contemplates building, it is in the early stages of the enterprise that the architect should be selected. The advice and experience of a trustworthy archi-

tect should be secured by all means. Do not expect an architect to put his best ideas on paper for you, unless you have a positive understanding with him that he is to do the work. Parties who struggle along themselves with all the preliminary work and later on, employ an architect do not secure full services. The most valuable portion of a plan, and often its most vital points are rendered during its embryotic period, therefore do not then begrudge an architect payment for original ideas.

"Experience is a jewel, and it had need be so, for it is often purchased at an infinite rate."—Shakespeare.

THE BUILDER-ARCHITECT.—Any builder who is skilled in his line should have some good ideas in planning and some ability as a draftsman but no builder who is skilled in his line will attempt to prepare a set of architectural plans or to design a building. The builder-architect is always a poor architect and usually a common-place builder. The good apothecary does not prescribe, and the prescriptions of the poor apothecary are dangerous dope. You would not go to a veterinary surgeon for a case of the measles would you?

"Knowledge is the treasure, but judgment is the treasurer of a wise man."—Penn.

THE CHEAP BUILDER.—A cheap tailor or dressmaker often ruins good material and a cheap builder often ruins a good set of plans. He is naturally antagonistic to the architect whose plans demand the best in materials and construction. The good architect always saves many times his fee by

the use of material-saving and time-saving ideas. The securing of complete plans prepared by a skilled architect and the making of a written contract of which the architect's specifications are necessarily a part of the contract, is the only protection against the cheap builder. Building blunders have cost the world many thousand times more than has ever been spent for architect's plans and specifications.

"It is ridiculous for any man to criticise the works of another if he has not distinguished himself by his own performances."

—Addison.

THE FREE ARCHITECT.—Of all the pests that ever infested a community including the busy-body, the know-it-all, the butter-in, no one of them has ever equalled, much less excelled, the expensive annoyance caused the home-builder by the "free" (?) architect. He is the man who will furnish the plans "free" (?) if you will give him the building contract or if you will buy from him the materials used in order that he may arrange everything to his own advantage.

"Genius is supposed to be a power of producing excellencies which are out of the reach of the rules of art; a power which no precepts can teach, and which no industry can acquire." —Sir Joshua Reynolds.

INQUIRIES KEPT PRIVATE.—Parties who answer our advertisements can write us freely without the annoyance of having their names handed around as patrons of ours, or sold to building ma-

terial concerns for circulation. You will not be annoyed with circulars from this source, as we give out no information whatever, and our employes are specially cautioned not to discuss office matters outside, under penalty of dismissal.

WHY OUR BUILDINGS LOOK WELL WHEN BUILT.

- 1st. All framing is clearly shown; therefore no time is lost in figuring out plans.
- 2nd. We take advantage of all modern methods of construction.
- 3rd. Our work is detailed so as to be attractive and yet inexpensive.
- 4th. Plans are up-to date in design and yet inexpensive in construction.
- 5th. Every dimension is given, including detail drawings of construction.
- 6th. Plans are prepared by skilled designers and can be depended upon.
- 7th. Plans are accurately figured and specified and save many discussions.
- 8th. Plans are so easily understood that builders do not waste time pondering over them.
- 9th. Our buildings look well when completed and outlast the ordinary building.
- 10th. We prefer simple classic outlines to cheap or common ornamentation.
- 11th. Plans are figured economically in the cutting of lumber.

12th. The buildings look right for the reason that we study minute details.

13th. Builders estimating on these plans know that they are figuring on the same basis as their competitors. This is important to the builder as well as the owner.

"He cannot be a perfect man, not being tried and tutored in the world.—Experience is by industry achieved, and perfected by the swift course of time."—Shakespeare.

QUESTIONS PROMPTLY ANSWERED.—Parties who contemplate ordering plans are at liberty to ask as many questions as they choose. To insure prompt answers to questions always write questions plainly, leaving space for reply below each one. Also refer to plans by design and page number, always giving name of house and name of book. It is desirable that you send outline of lot, points of compass, etc., if you contemplate ordering special plans. See order and sketching blanks in back pages of book. Always use the return envelope sent. To see how designs appear reversed hold to a mirror. See cut on last page. Should any stock plan exceed estimate, I will exchange them for any other plan of less cost which we may have in stock if returned within ten days from date of shipment and in good condition. Always write questions on separate sheet with name and address. In sending separate packages, photos or drawings, be certain to put your address on package.

"The man who builds, and lacks wherewith to pay, provides a home from which to run away."—Young.

C-O-D. ORDERS.—Plans and specifications, unlike merchandise, convey ideas, and these are what are charged for and while in general the prospective client's sincerity is not in the least doubted, it is hardly reasonable to expect plans to be sent as ordinary merchandise subject to your notions, after they arrive. We therefore endeavor to work on the Christian law of exchange. That is, "Give as much as we can" and we show as much as we consistently can in the book for the money, and our policy is to endeavor to give as much or more than is expected for the money, and we, therefore, cannot take any speculative chances on your fancies. The excellent facilities of this office makes it possible to give you many times more and better work for your money than is procurable elsewhere.

"Avoid multiplicity of business; the man of one thing, is the man of success."
—Tryon Edwards.

PROSPECTIVE CLIENTS.—Prospective clients at a distance should be very emphatic if they mean business as we get so many idle inquiries, to which we can pay no attention. We take great interest in appreciative clients, who insist on having plans carried out right when they get them, as it means satisfaction all around, and leads to further work.

"Building blunders are more expensive than architect's plans."—Anon.

THE NECESSITY OF PLANS.—An architect's plans and specifications save money and avoid delay and mistakes, especially such plans as we turn out, all accurately drawn and carefully figured. They will save many times their cost, besides you have the satisfaction of having embodied style and convenience in your building. It is a mistake to suppose that you can build intelligently without such service. We put your own ideas in condensed and practical form. We facilitate the taking of estimates from contractors, as they can then bid accurately. Complete plans save much worry, and you are not then obliged to take everybody's advice. The first essential is a good floor plan, then an artistic exterior, of clean-cut outline, free from cheap ornamentation or extremes of any kind. All rooms should be well arranged, taking into consideration light, ventilation, location of furniture, etc.

*"Ah, to build, to build!
That is the noblest art of all the arts.
Painting and sculpture are but images,
Are merely shadows cast by outward things
On stone or canvas, having in themselves
No separate existence. Architecture,
Existing in itself, and not in seeming
A something it is not, surpasses them
As substance, shadow."*

—Longfellow.

QUALITY OF MATERIAL.

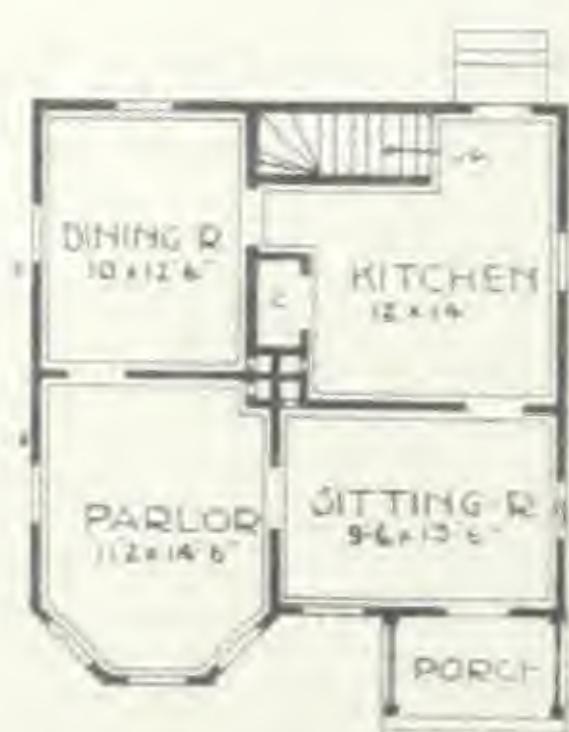
All frame houses in this book have 18-inch stone or 13-inch brick foundation walls with cellar under entire house where cellar stairs are shown with general good finish throughout. Plumbing is included where shown. Story heights are 10 feet. Estimates are based on the following schedule of prices:

Excavating, per cubic yard . . .	\$ 15 to \$ 20
Rubble stone work, per perch . . .	1 50 to 2 50
Brick laid in wall, per 1,000 . . .	8 00 to 10 00
Lathing and plastering, per yard	22 to 25
Dimension lumber, per 1,000 . . .	12 00 to 16 00
Flooring	16 00 to 20 00
Sheathing boards	10 00 to 14 00
Shingles	2 75 to 3 50
Siding	18 00 to 22 00
Finish lumber	30 00 to 50 00
Tin work, per square	8 00 to 10 00
Carpenters, per day	1 75 to 3 00
Masons, per day	2 00 to 4 00
Common labor, per day	1 00 to 1 50

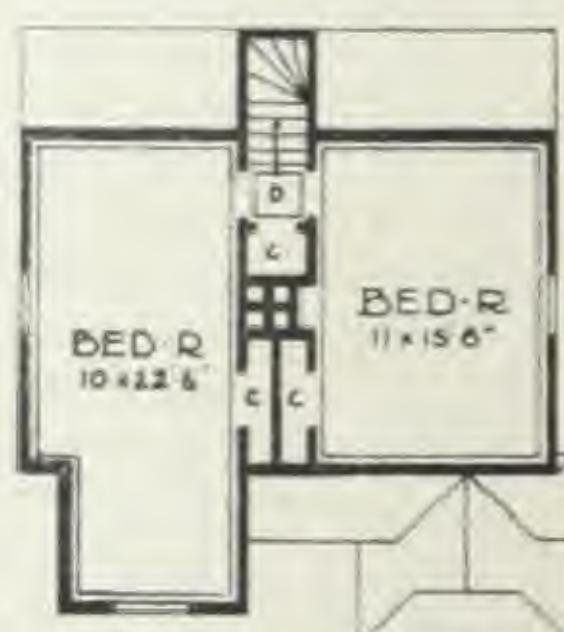
All rooms are plastered and finished with yellow pine, or native wood, in natural finish. All mouldings are detailed in stock patterns, and details of porches, cornices, etc., are very simple in construction. It is important to have the entire construction of a building clearly shown by large scale or full-size drawings. It assists the workmen on the building, for they do not then have to ponder over problems of construction. The plans are all neatly and accurately drawn, and above all, carefully figured, giving dimensions of glass, location and size of doors, windows, etc., and all information necessary for the successful guidance of the builder.



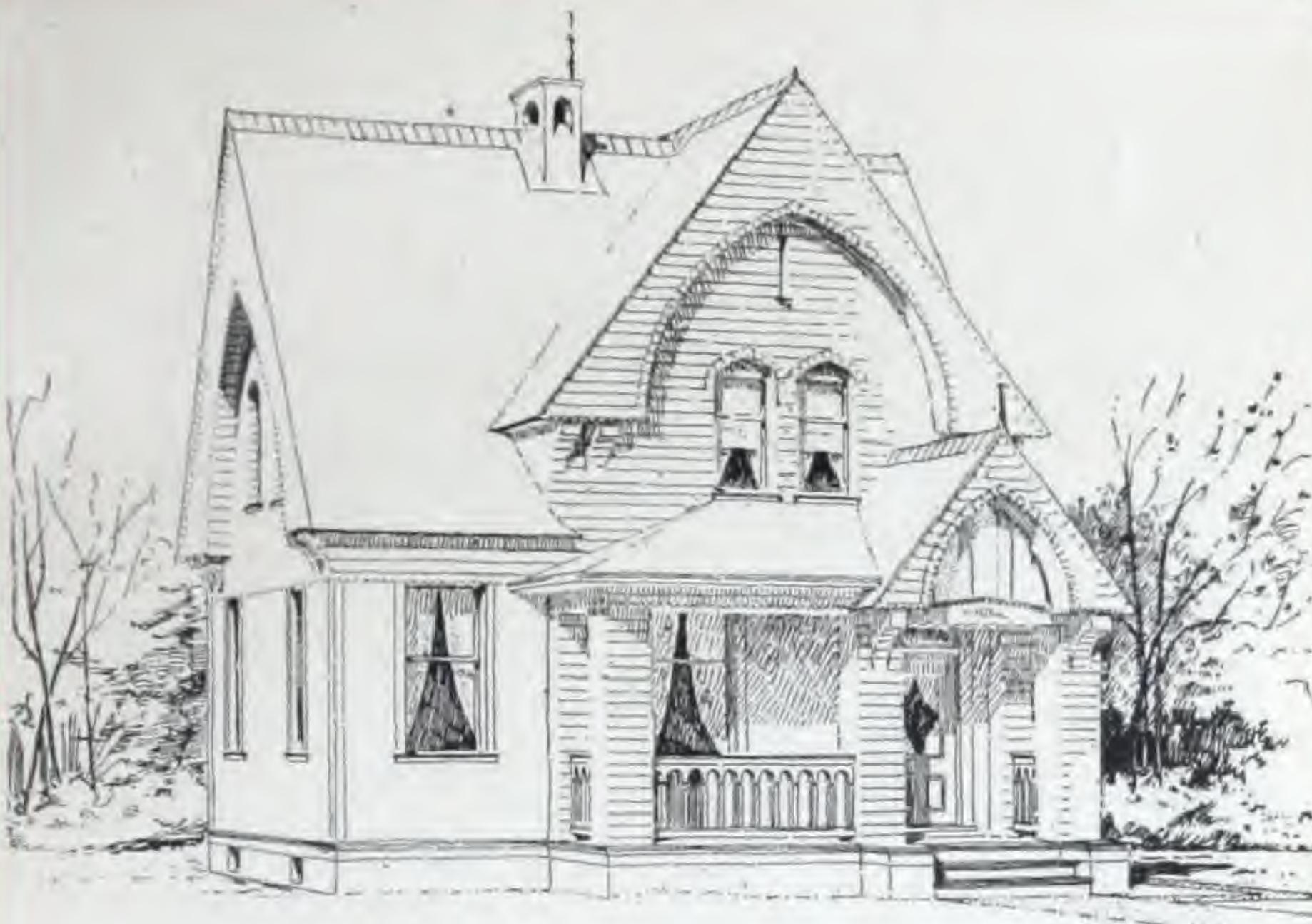
INCINNATTI COTTAGE.—Design 1620-O; in frame, \$644 to \$790; plans, \$5; width, 25 ft. 8 in. by 28 ft.; story heights, 9 ft. and 8 ft. 6 in. Special features: Unique porch and gable ends; economical flue connections. Modifications: Inside stairs to cellar can go down below rear stairs.



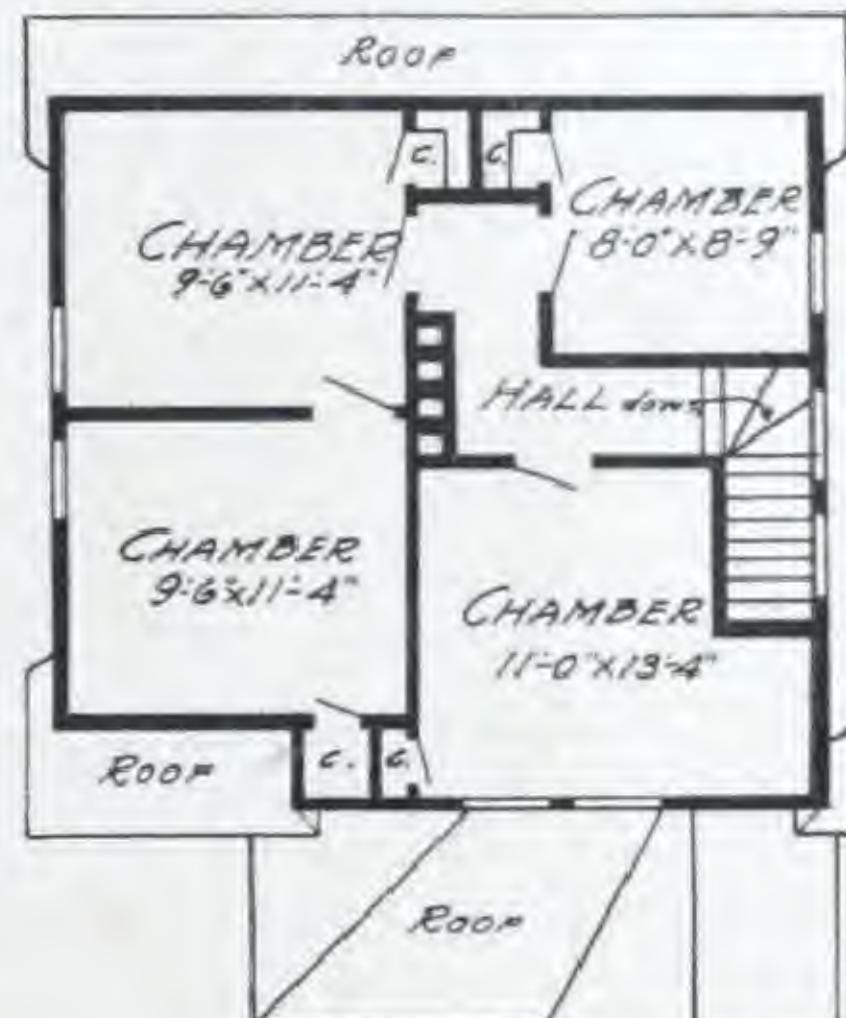
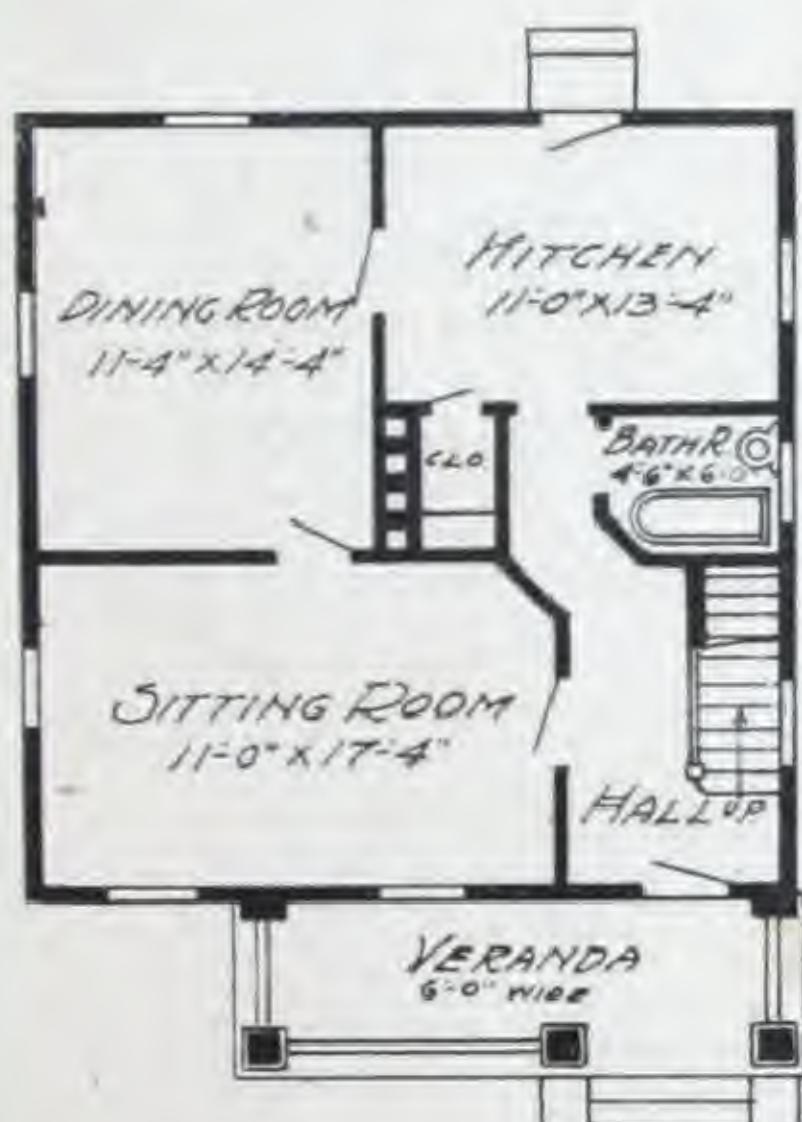
FIRST-STORY



SECOND-STORY

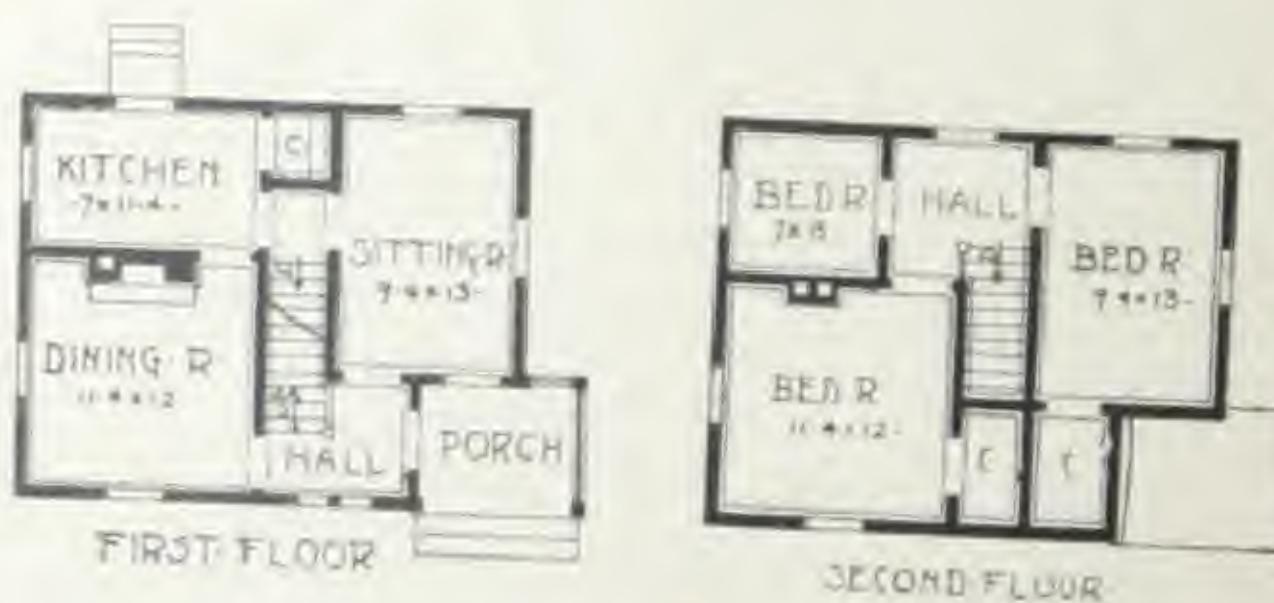


ANISTEE COTTAGE.—Design 1651-O; in frame, \$1,040 to \$1,190; plans, \$8; width, 25 ft. 8 in. by 26 ft. 4 in.; story heights, 9 ft., second story cut down to 5 ft. Special features: Compact arrangement. This plan can be had with several modifications and with two full-story rooms above with same design.



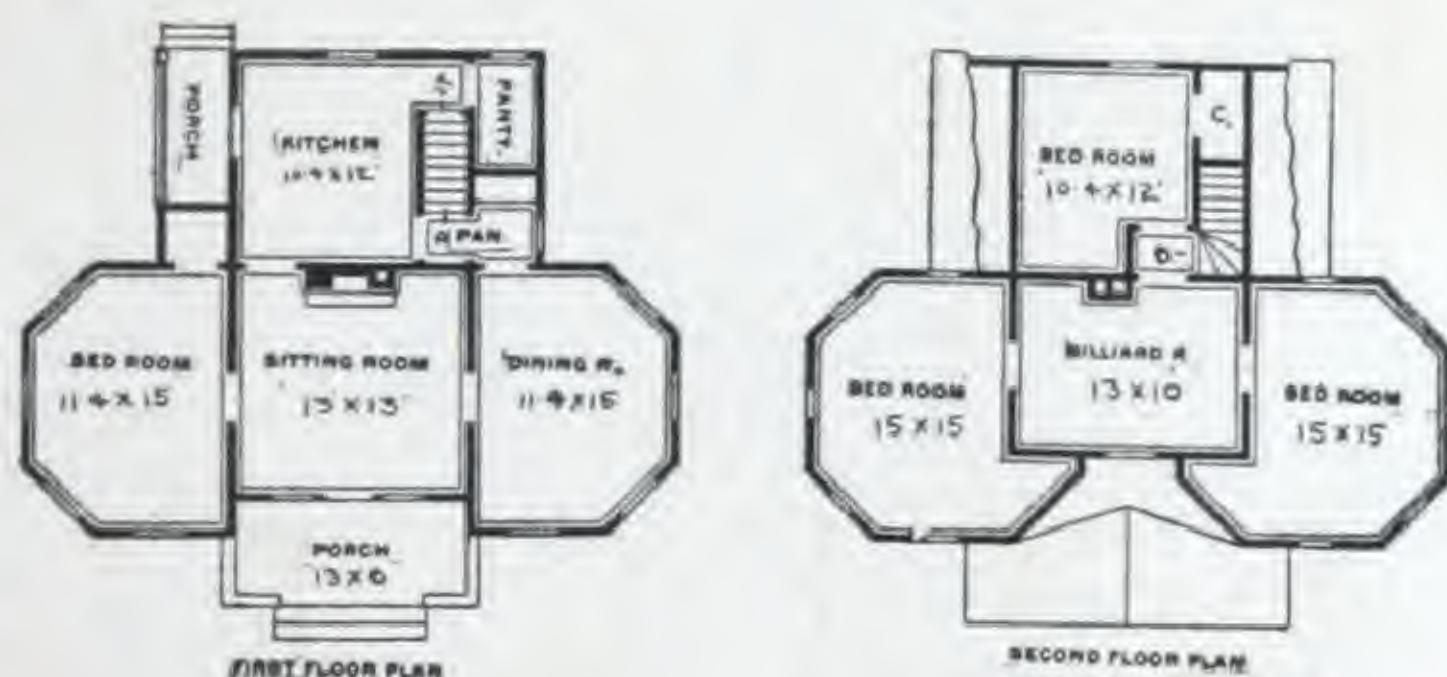


LAKE GEORGE COTTAGE.—Design 1630-O; in frame, \$499 to \$546; plans, \$5; width, 25 ft. 4 in. by 20 ft. 6 in.; width over all, 28 ft.; story heights, 9 ft. 6 in. and 8 ft. side walls cut down to 5 ft. Special features: Neat exterior, attractive window to hall.

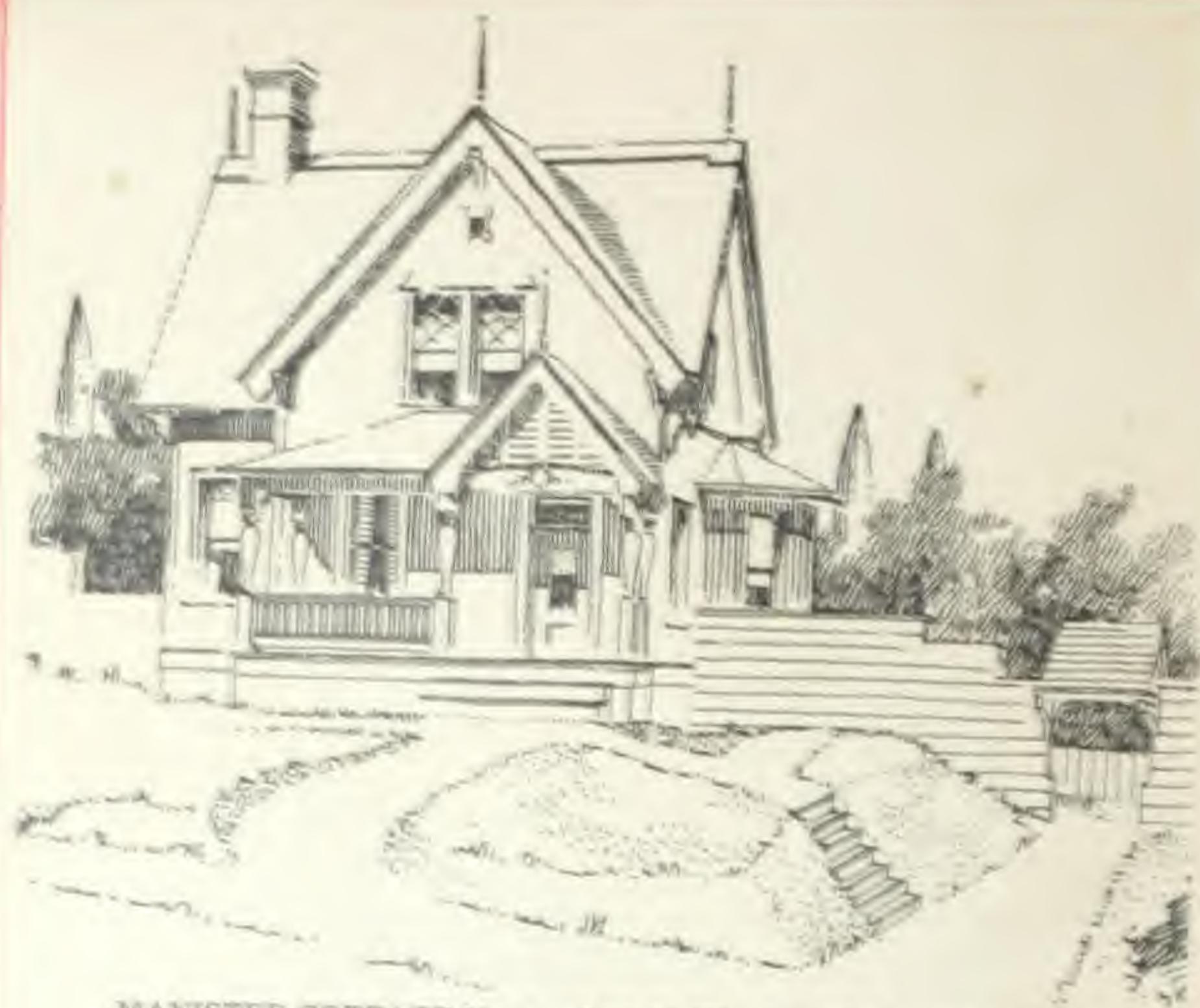




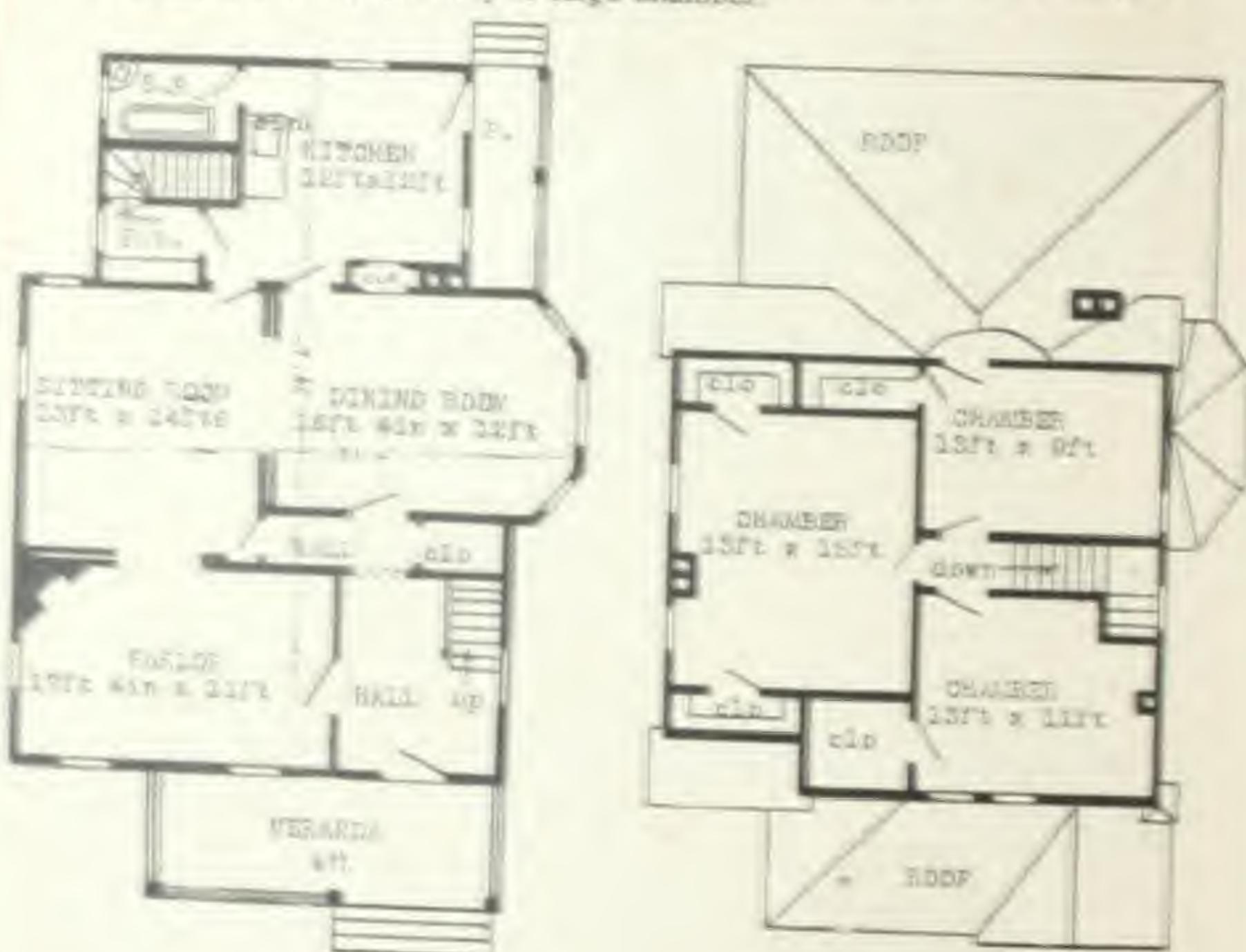
EWPORT COTTAGE.—Design 1642-O; in frame, \$976 to \$1,089; plans, \$5; width, 29 ft. 4 in. by 28 ft. 4 in.; story heights, 8 ft. Special features: Well-ventilated bay-shaped rooms; large central room; unique design; attractive arched porch; very unique.

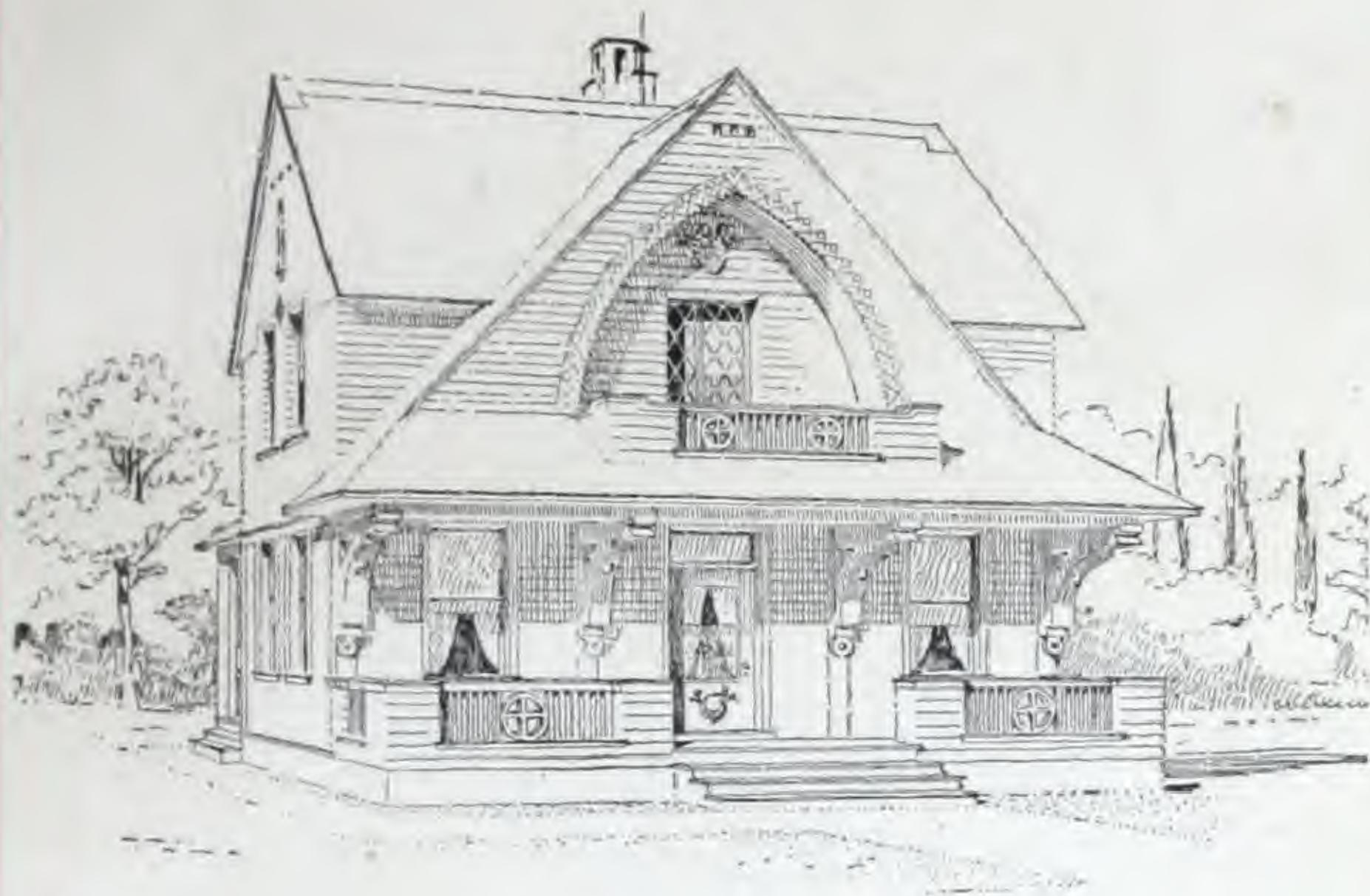


The house plans came to hand promptly and appear to be all right, at least
my builder pronounced them so. PARK F. YENGLING, Salem, O.

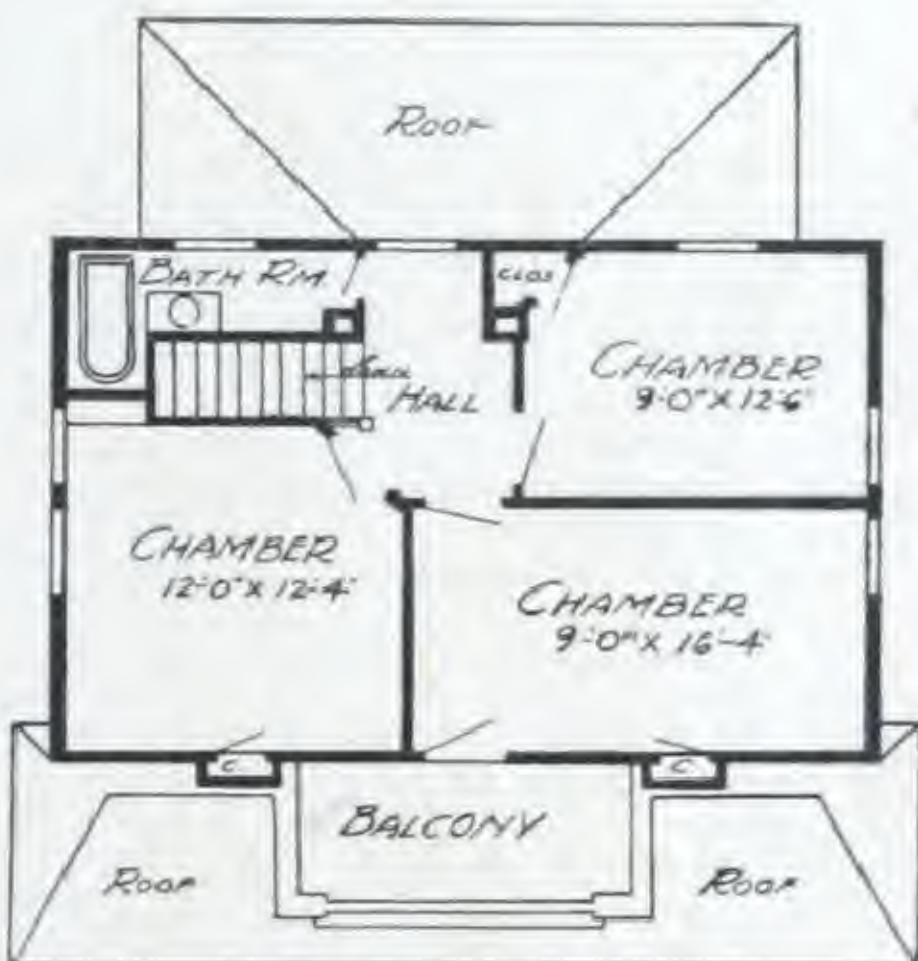
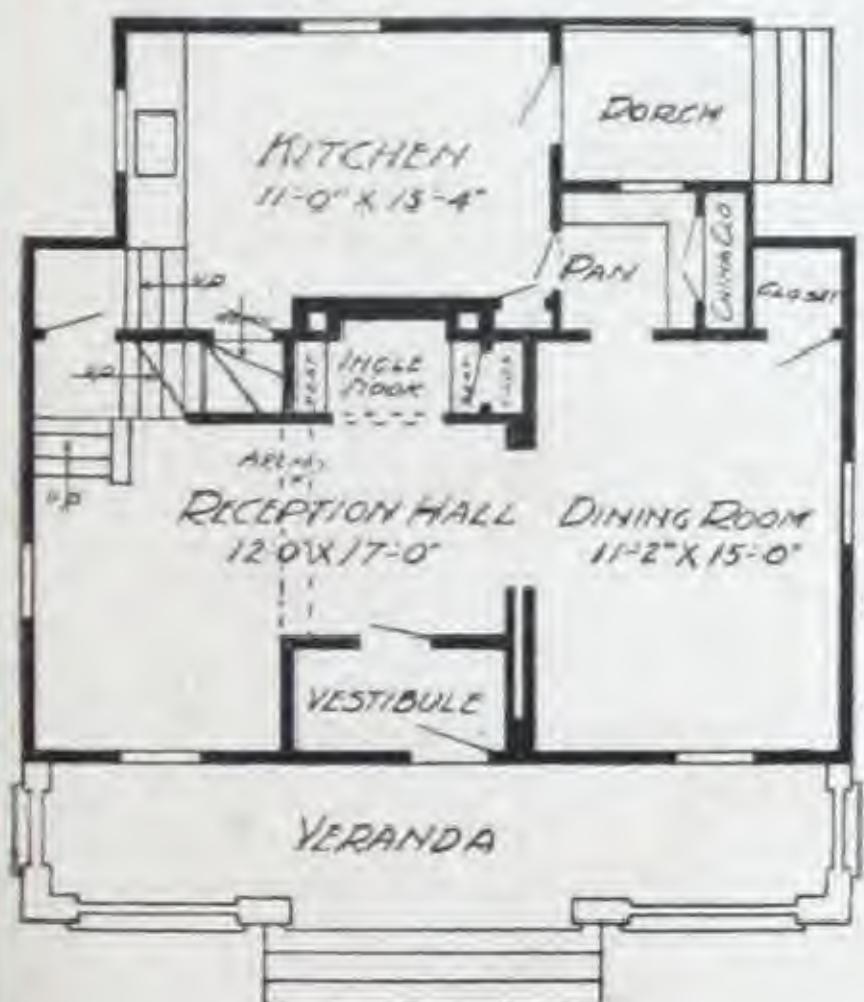


MANISTEE COTTAGE No. 5.—Cost \$1,400; plans, \$10; story heights, 9 ft. and 8 ft. 6 in.; full story to large chamber.



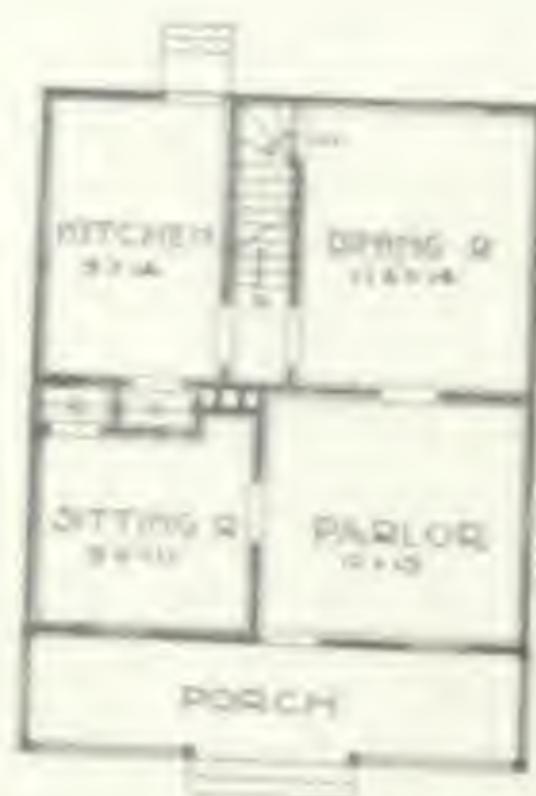


LOOMINGTON.—Design 1627-O; in frame, \$1,199 to \$1,298; plans, \$10; width, 29 ft. 8 in. by 27 ft.; story heights, 9 ft. and 8 ft. 6 in. cut down by roof in front and rear to 6 ft. 9 in. Special features: Large living room; unique porch arrangement. I have this plan with several other modifications.

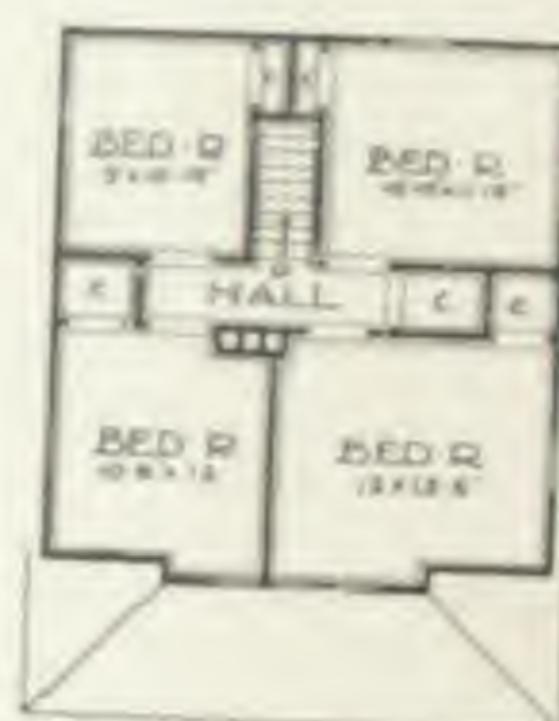




MAHA COTTAGE.—Design 1626-O; in frame, \$815 to \$900; plans, \$5; width, 24 ft. 6 in. by 28 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft. Special features: Front rooms unobstructed by stairs. Have \$10 stock plans with the following changes named: Worthen plan, with corner fire-place to parlor, with sitting-room 13.4x11 ft., with sliding doors between main rooms; with 14x14 ft. 6 in. kitchen, with bath-room above and 11.4x14 ft. room over kitchen, with closer; also closet in hall.



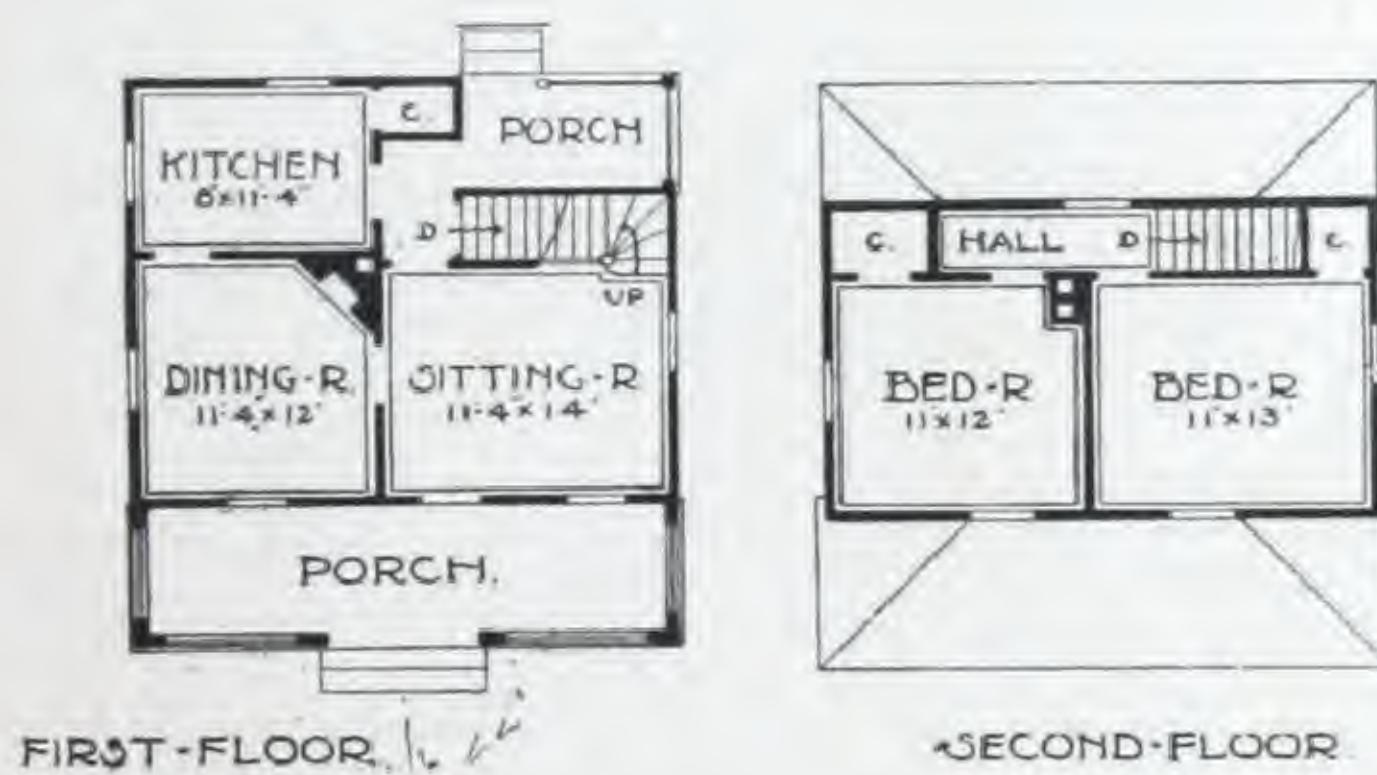
FIRST-STORY



SECOND STORY



EWARK COTTAGE.—Design 1636-O; in frame, \$568 to \$670; plans, \$5; width, 25 ft. 8 in. by 23 ft. 8 in.; story heights, 9 ft. and 8 ft. 6 in., (side walls 6 ft. 6 in. high.) Simple shingle exterior; simple detail work; easy to construct; very little mill work.



We not only have a handsome house, but a very convenient and practical floor plan. You saved me the price of plans many times over in the novel arrangement of floor plans alone. LUTHER ARMSTRONG, Champaign, Ill.

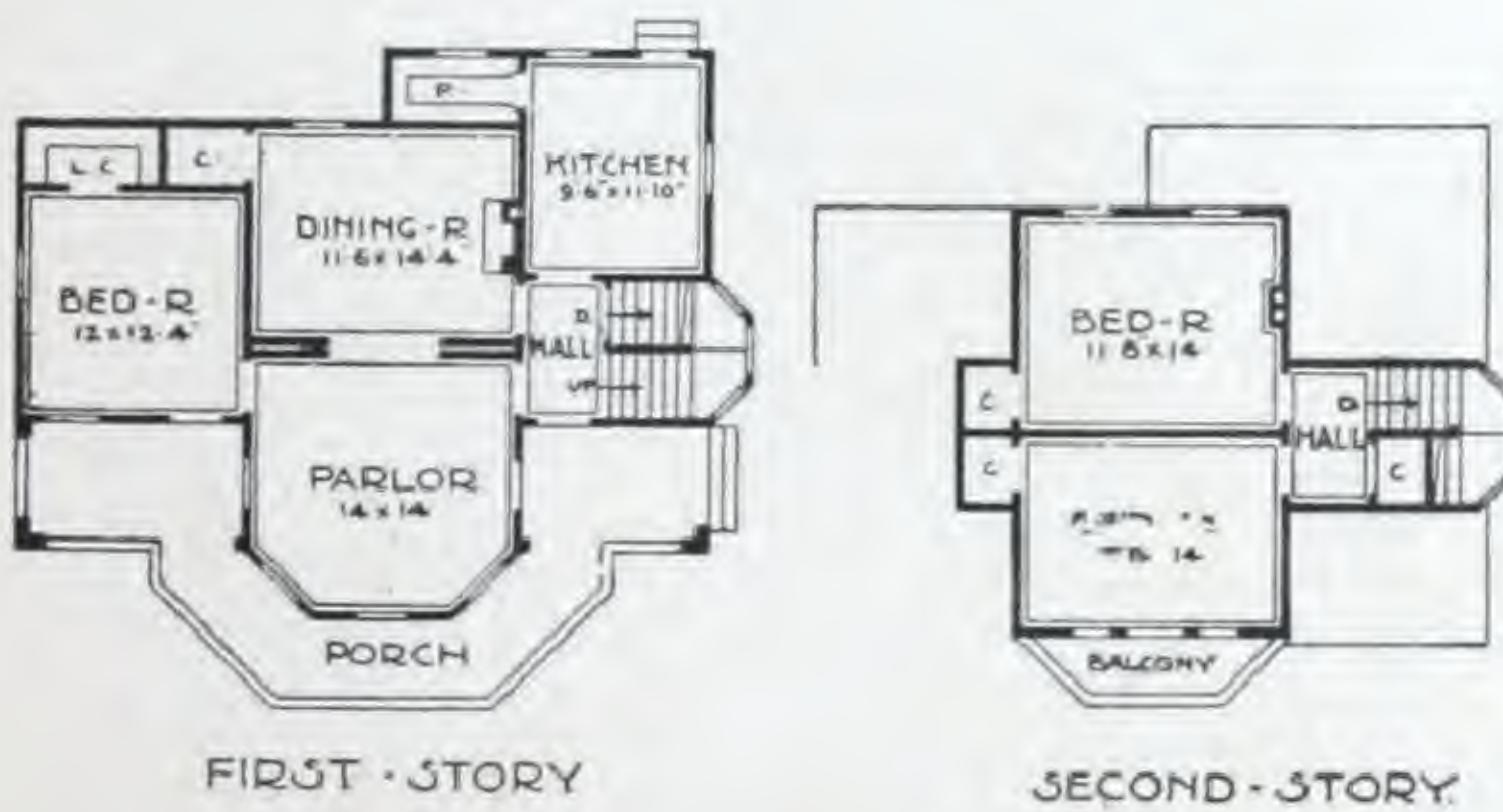


LENDALE COTTAGE.—Design 1626-O; in frame, \$764 to \$890; plans, \$5; width, 27 ft. 4 in. by 20 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Plain, simple stained shingle exterior; large sitting-room; compact arrangement.





BOSTON COTTAGE.—Design 1646-O; in frame, \$1,288 to \$1,410; plans, \$10; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Open terrace in front; unique stained shingle exterior; good skylines; simple to construct.

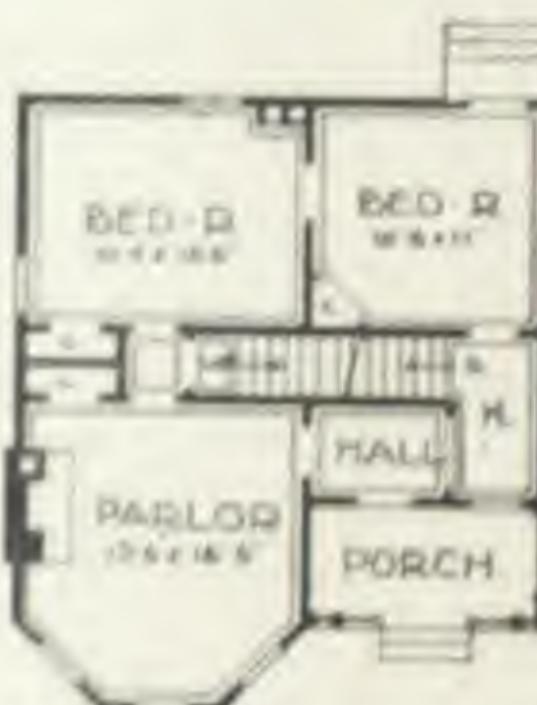




LD ORCHARD COTTAGE.—Design 1635-O; in frame, \$665 to \$800; plans, \$5; width, 25 ft. by 28 ft. 4 in.; story heights, 9 ft. 6 in.; suitable for a sloping lot. Modifications: Furnace can be put in storeroom. A good hill-side design.



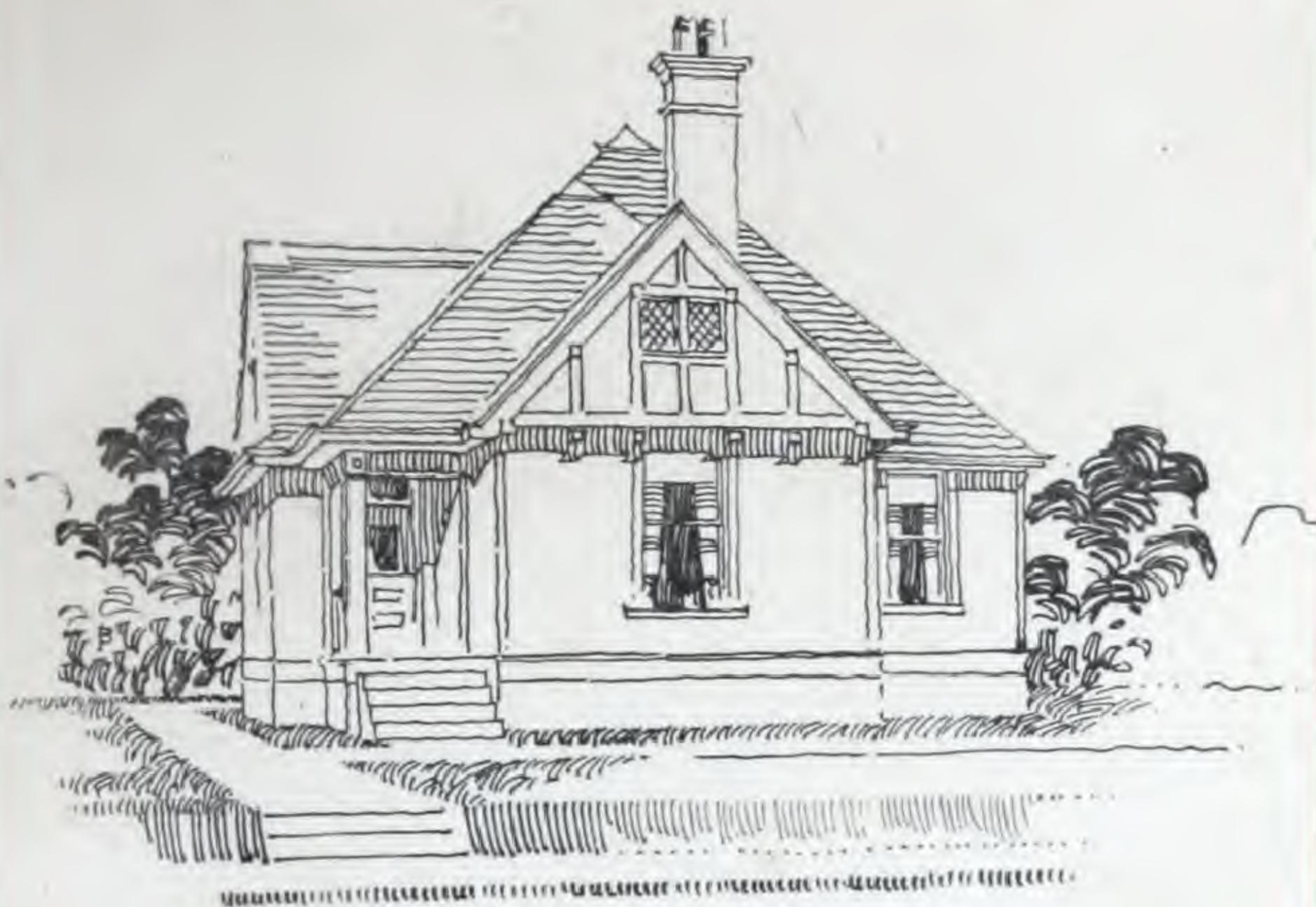
FIRST STORY



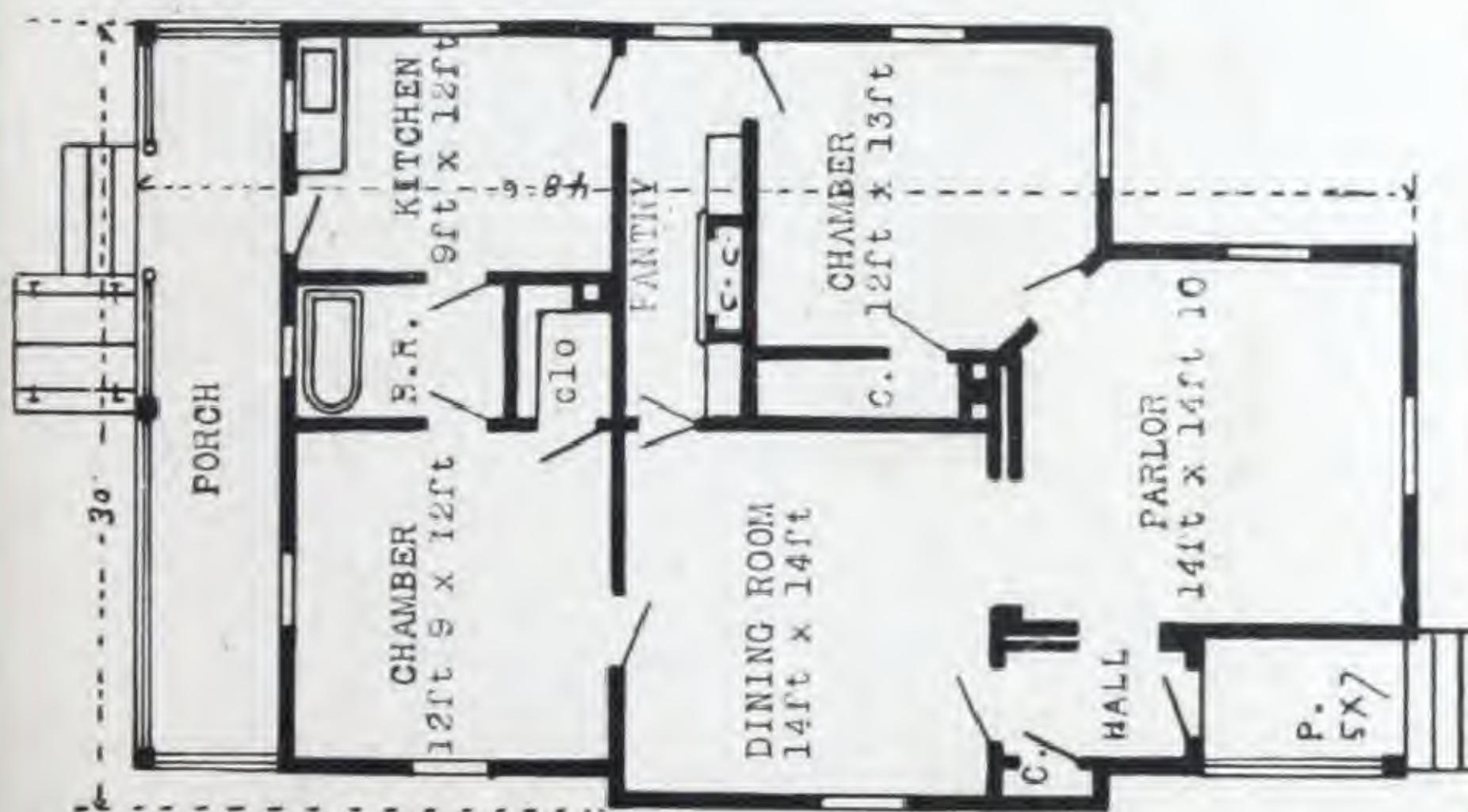
SECOND STORY

I have just completed a house from one of your plans. The house in question is neat and tasty and of very satisfactory design.

FRANK C. PATTEN, (Manufacturer), Sycamore, Ill.

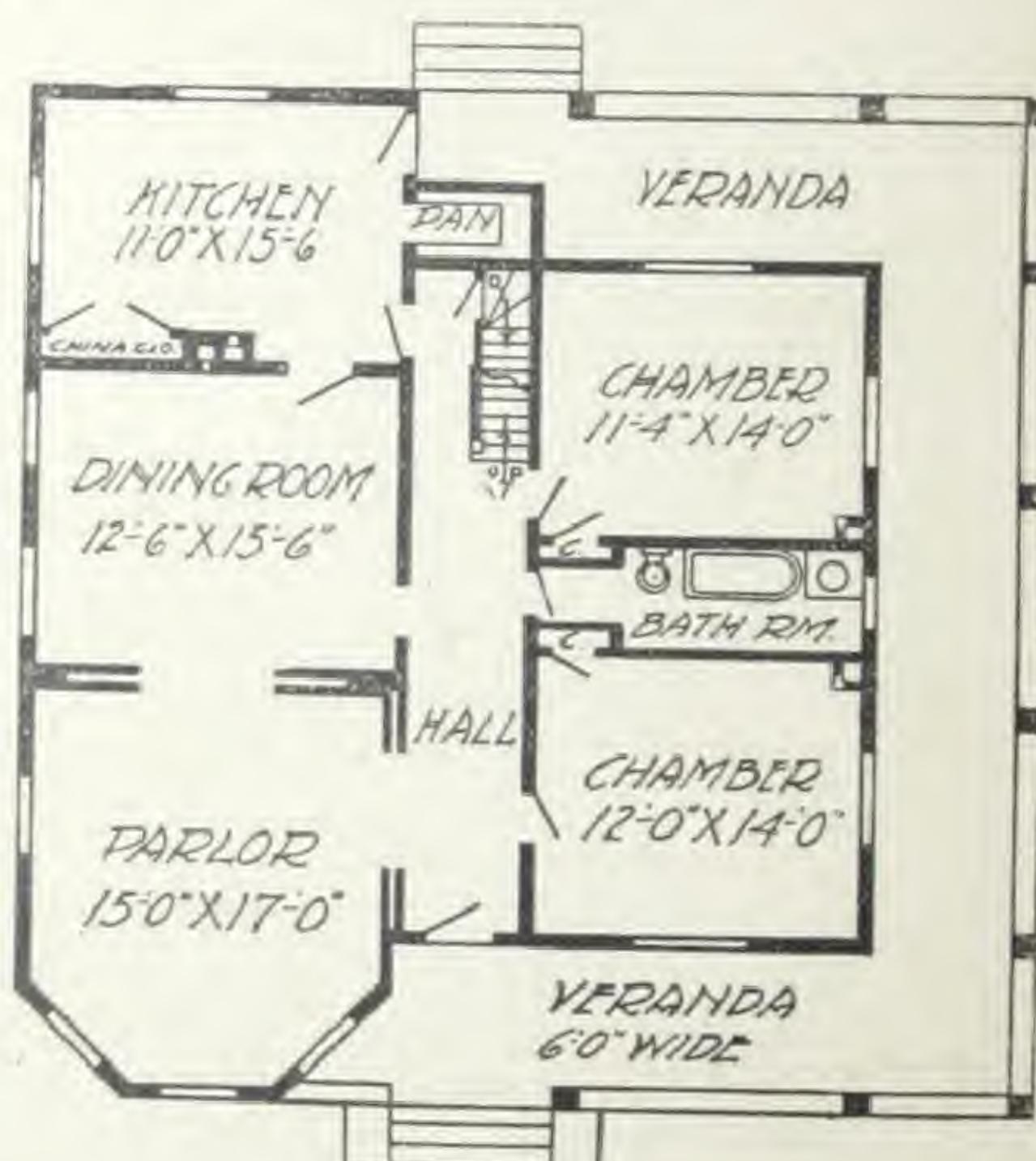


ORAH COTTAGE.—Design 2401-O: cost in frame, \$692 to \$740; plans, \$5. Special features: Neat, clear-cut attractive exterior; large pantry. Notice the simplicity of the design and yet attractive skylines.





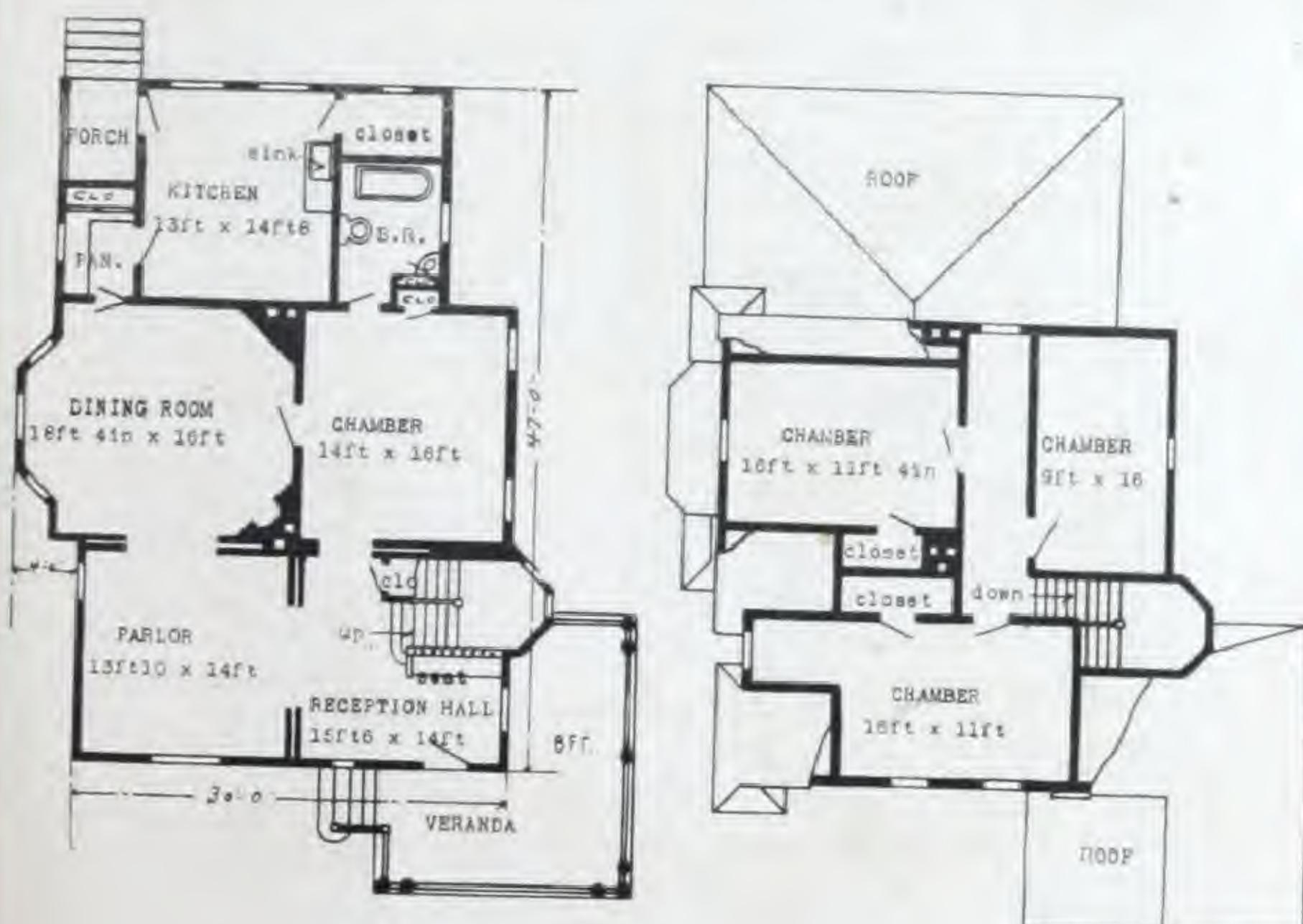
AUSTIN COTTAGE.—Design 11950M; plans, \$15; cost in frame, \$1,092 to \$1,399; size; 36 ft. 9 in. by 43 ft. 9 in. Special features: Large veranda; quaint exterior. Suitable for a Southern home. An attractive and inexpensive bay to parlor.





ONEYHILL COTTAGE.—Design 2420-O; cost in frame, \$1,190 to \$1,289; plans, \$10; story heights, 9 ft. and 8 ft.; full story to main room. Special features: Large veranda; attractive stair landing; large dining-room; well proportioned exterior.

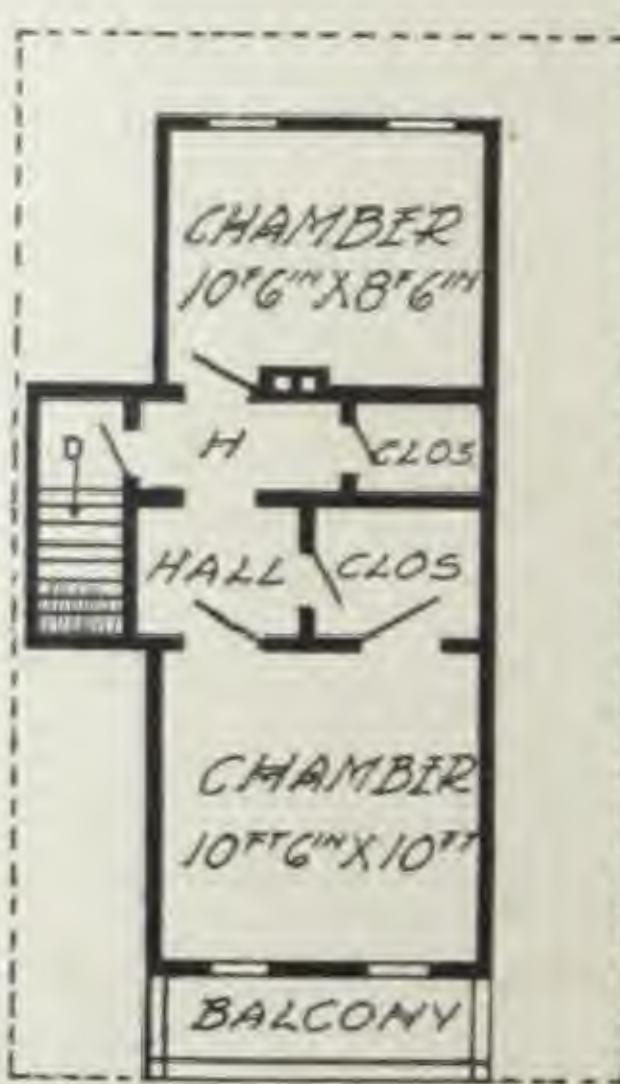
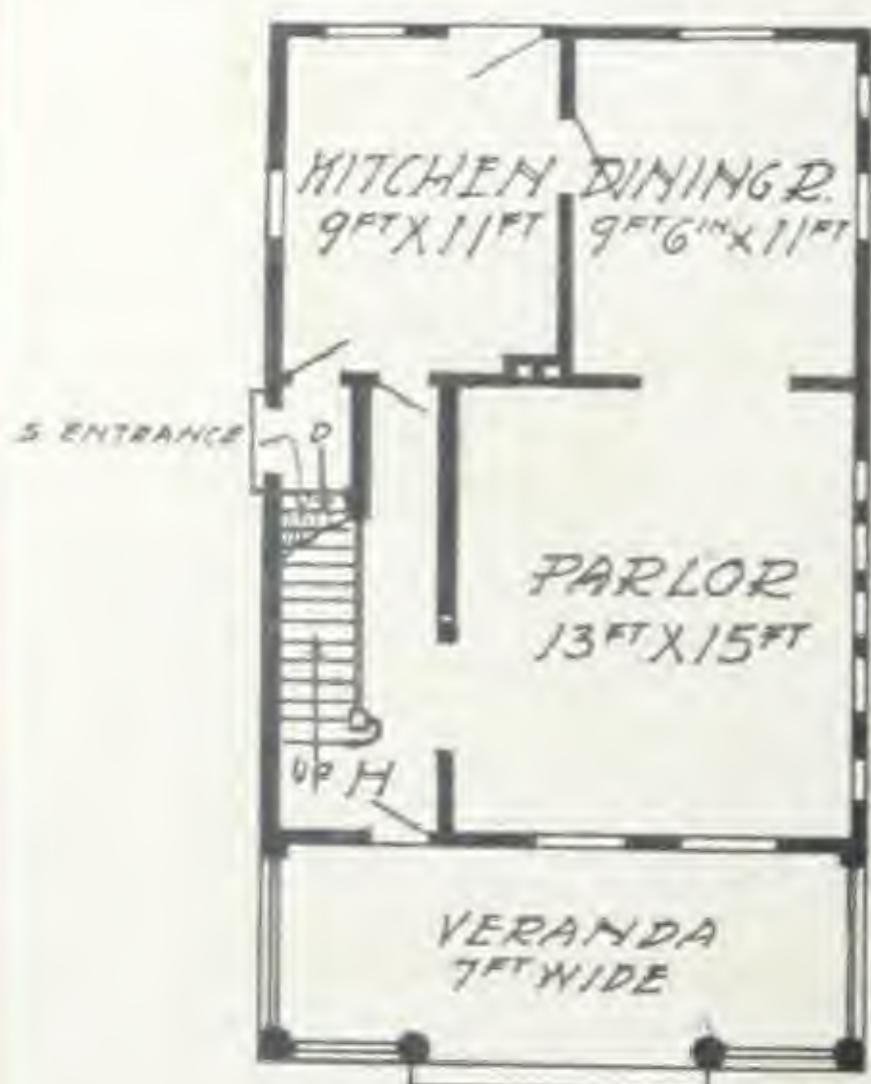
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS

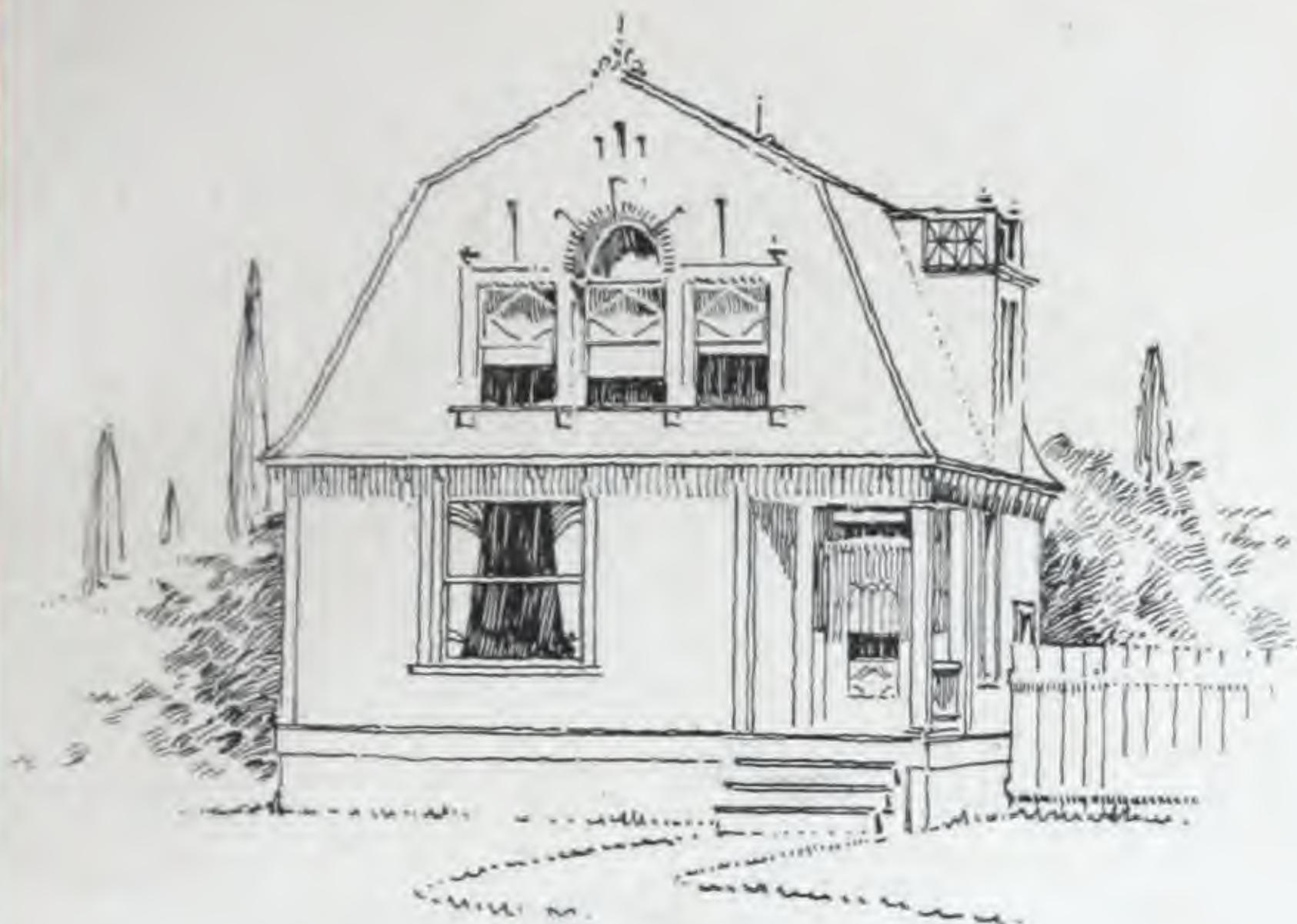




AKWOOD.—Design 2350M; cost in frame, \$550 to \$650; plans, \$10. Special features: Attractive parlor; combination inside and outside cellar entrance; wide veranda. A good lake or seaside cottage in stained shingles.

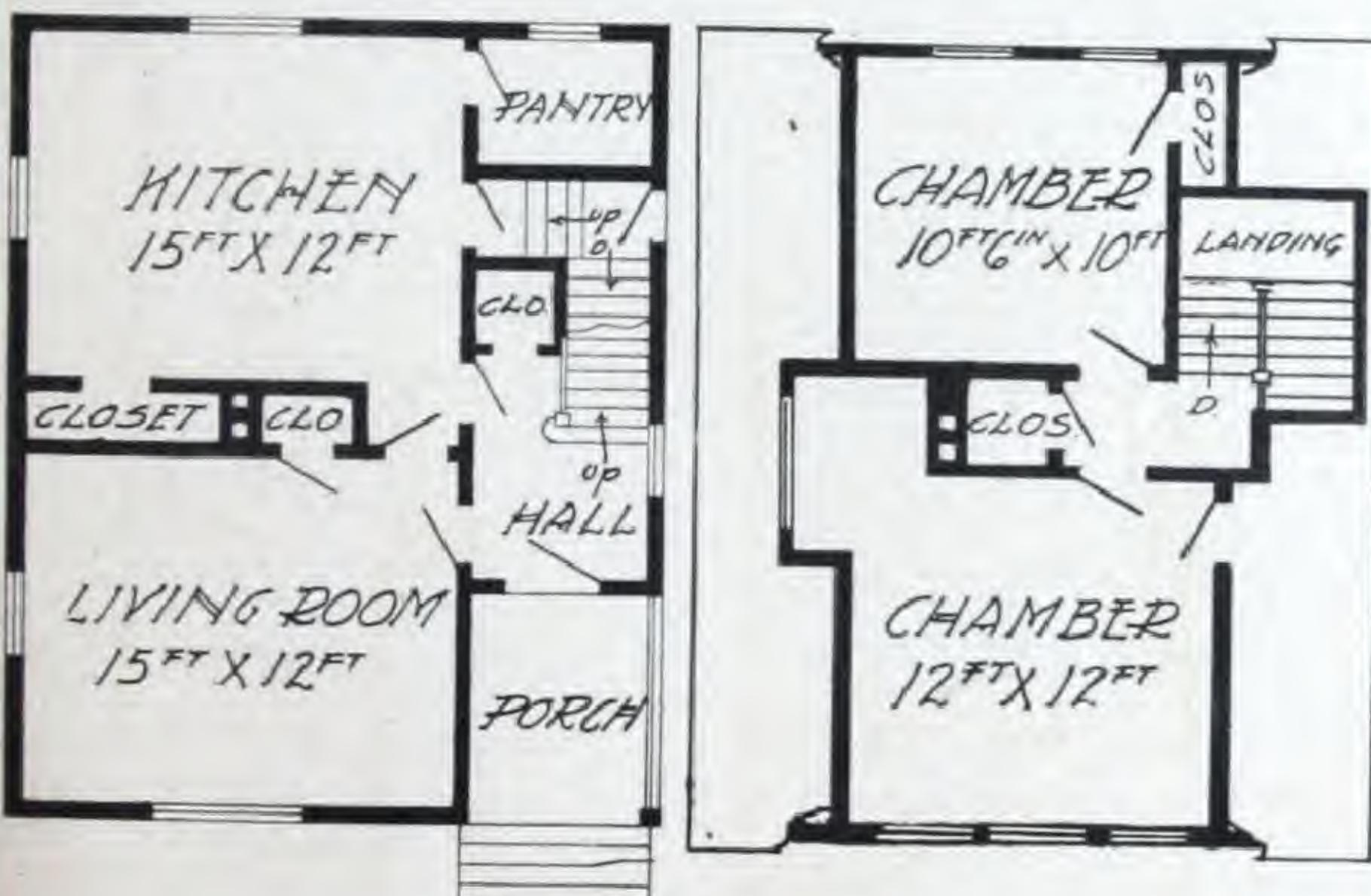
HERBERT C. CHIVERS - ARCHITECT - 199 N. 71ST - ST. LOUIS





ENERO.—Design 2351M; cost in frame, \$550 to \$650; plans, \$10. Special features: Combination inside and outside cellar entrance; full second story; attractive gable end and dormer window at side; neat, plain construction.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS





AUKESHAW COTTAGE.—Design 1624-O; cost in frame, \$650 to \$750; plans, \$5. See modified \$5 plans in Conkey's Home Journal (Chicago, 10c.) for December, 1900. Special features: Very compact plan; combination inside and outside cellar stairs.

W. H. CONKEY COMPANY, ARCHITECTS AND BUILDERS, CHICAGO, ILLINOIS



FIRST STORY.



SECOND STORY.

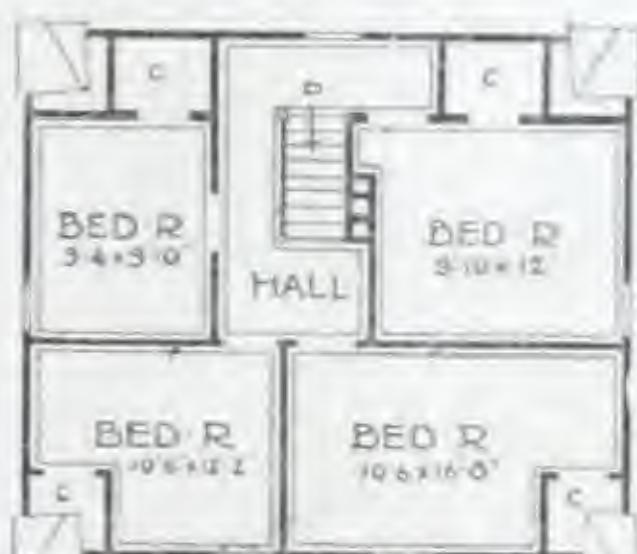


OWELL COTTAGE.—Design 1650-O; in frame, \$782 to \$892; post foundation; plans, \$5; width, 30 ft. by 25 ft. 10 in.; story heights, 10 ft. and 9 ft. 6 in., cut down to 5 ft. 6 in. at corners of roof. Special features: Plain, neat exterior.

HERBERT C. DIVVERS - ARCHITECT - 100 N. 7TH ST. - ST. LOUIS



FIRST STORY

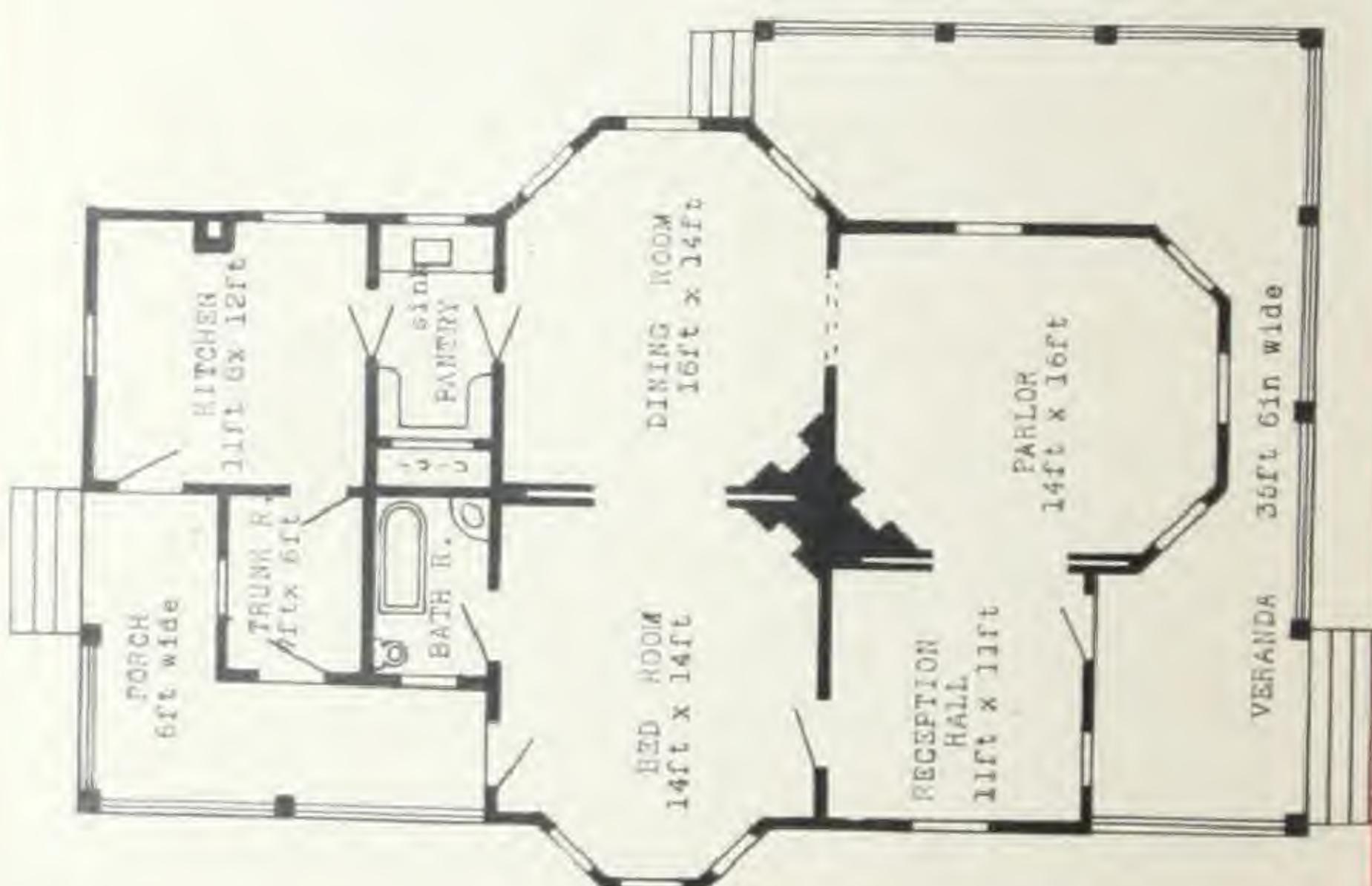


SECOND STORY



EECHMONT RESIDENCE.—Design 2249-O; cost in frame, \$1,200 to \$1,350; plans, \$15. Special features: Neat look-out tower; good stained shingle effect; attractive gable; substantial-looking porch; good summer home design or seaside cottage.

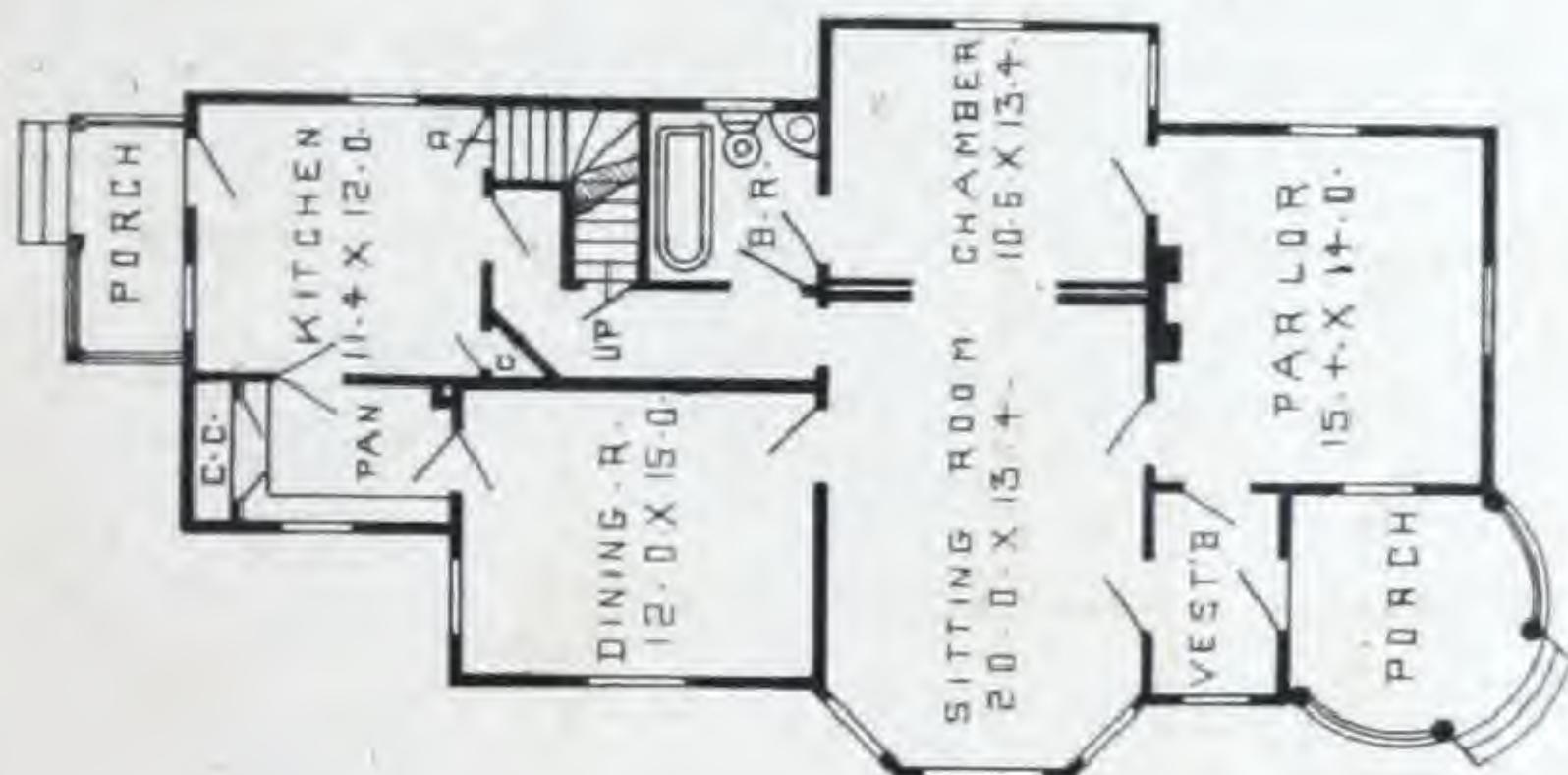
HERBERT C. CHIVERS - ARCHITECT - 100 N. 37th ST - ST. LOUIS

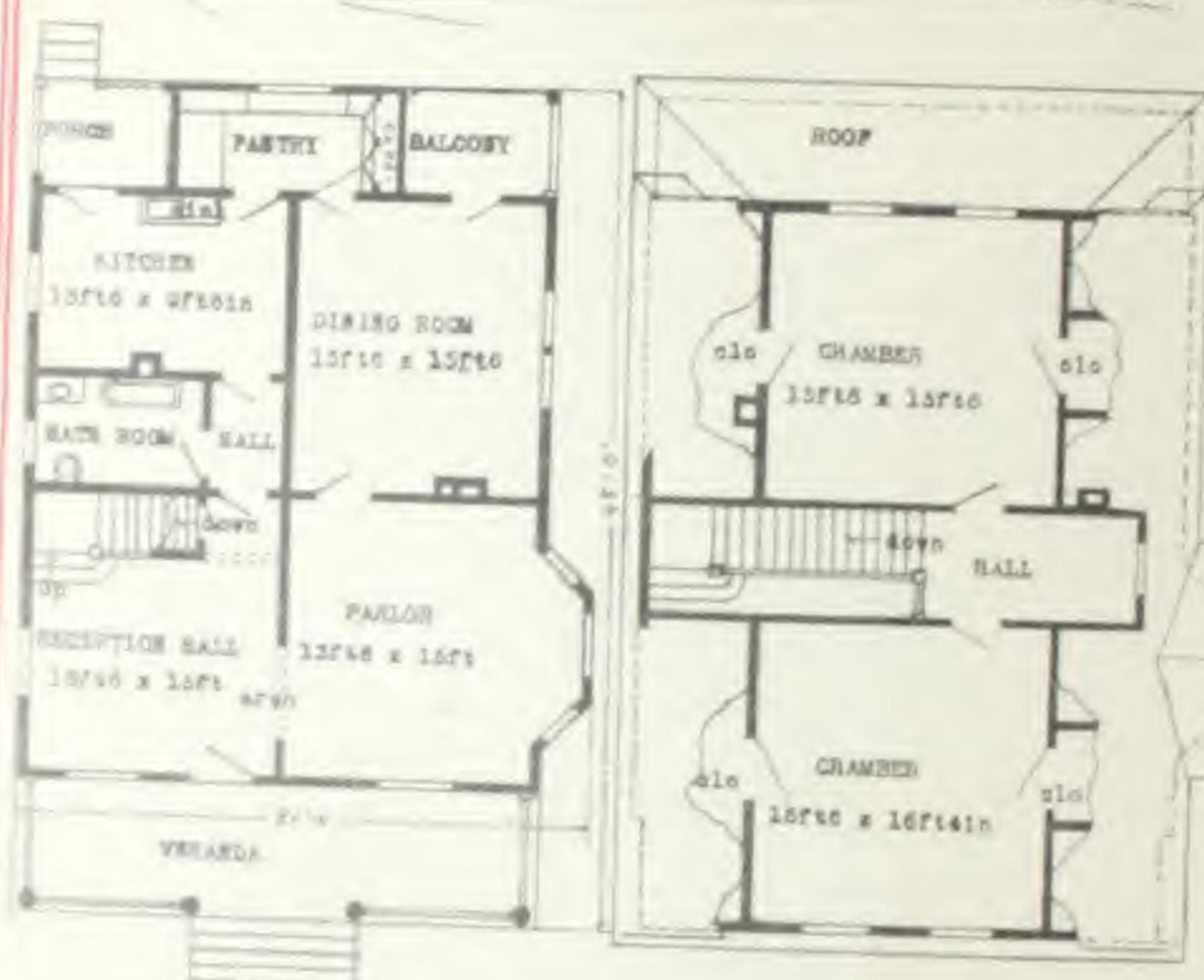




REDONIA COTTAGE.—Design 9946-O; cost in frame, \$1,044 to \$1,249; plans, \$10; width, 25 ft. by 56 ft.; story height, 10 ft. Special features: Unique circular-top porch; attractive design; convenient bath-room; large vestibule.

HERBERT G. CHIVERS - ARCHITECT - 100 N. 17TH ST - ST. LOUIS





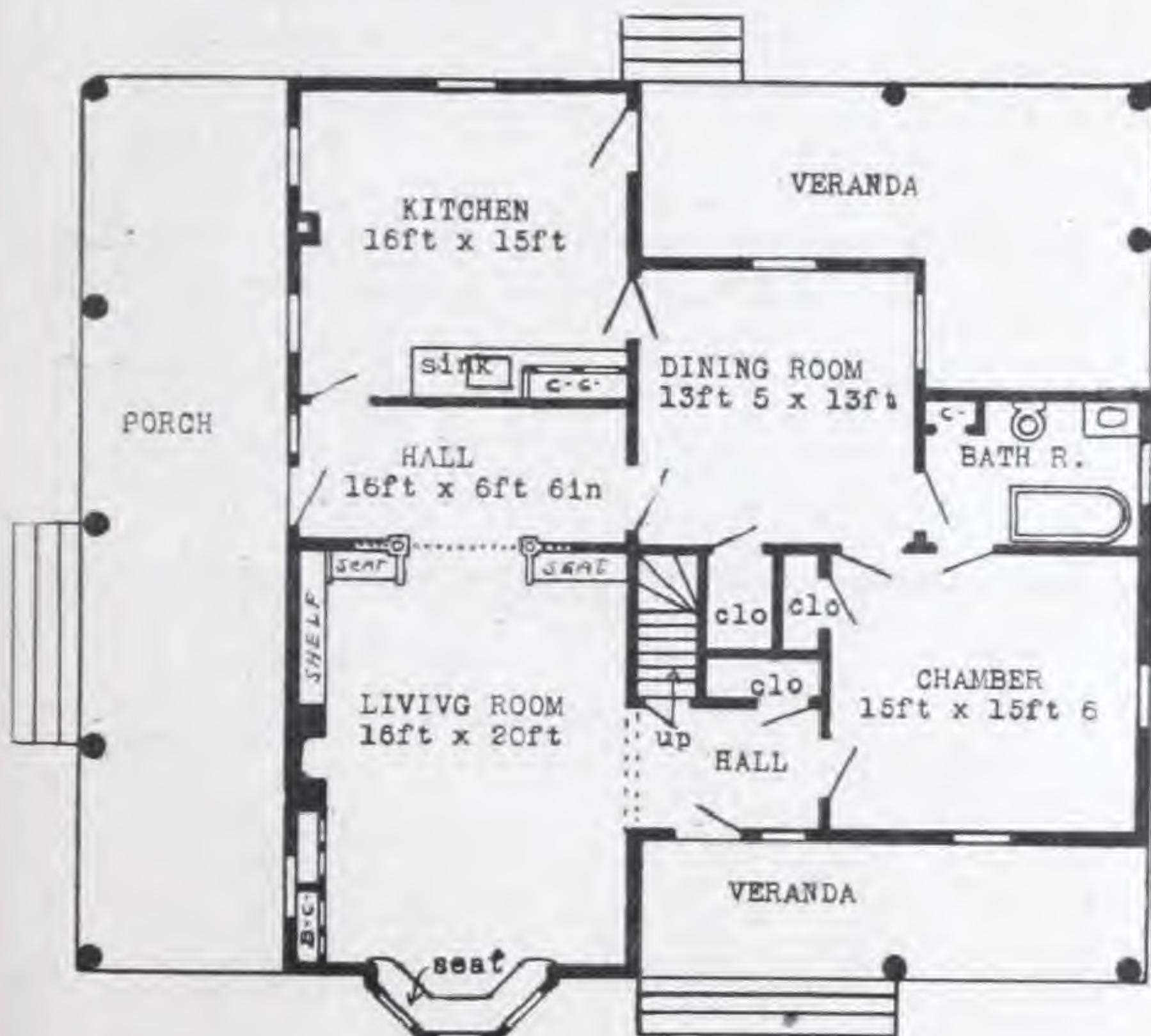
LEEDON COTTAGE.—Design 1784-O: cost in frame, \$980 to \$1,040; plans, \$10; story heights, 9 ft. 6 in. and 9 ft. full story; no cut-off of ceiling by roof. Special features: Bath-room close to kitchen; large full-story rooms on second floor.

WILLIAM STRICKLAND, ARCHITECT, 1784-1854



UNFIELD COTTAGE.—Design 1780-O; cost in frame, \$1,392 to \$1,480; plans, \$10. Special features: Large attractive sitting-room, with book-case on the side. Attractive, yet inexpensive exterior. Good clean-cut architectural design.

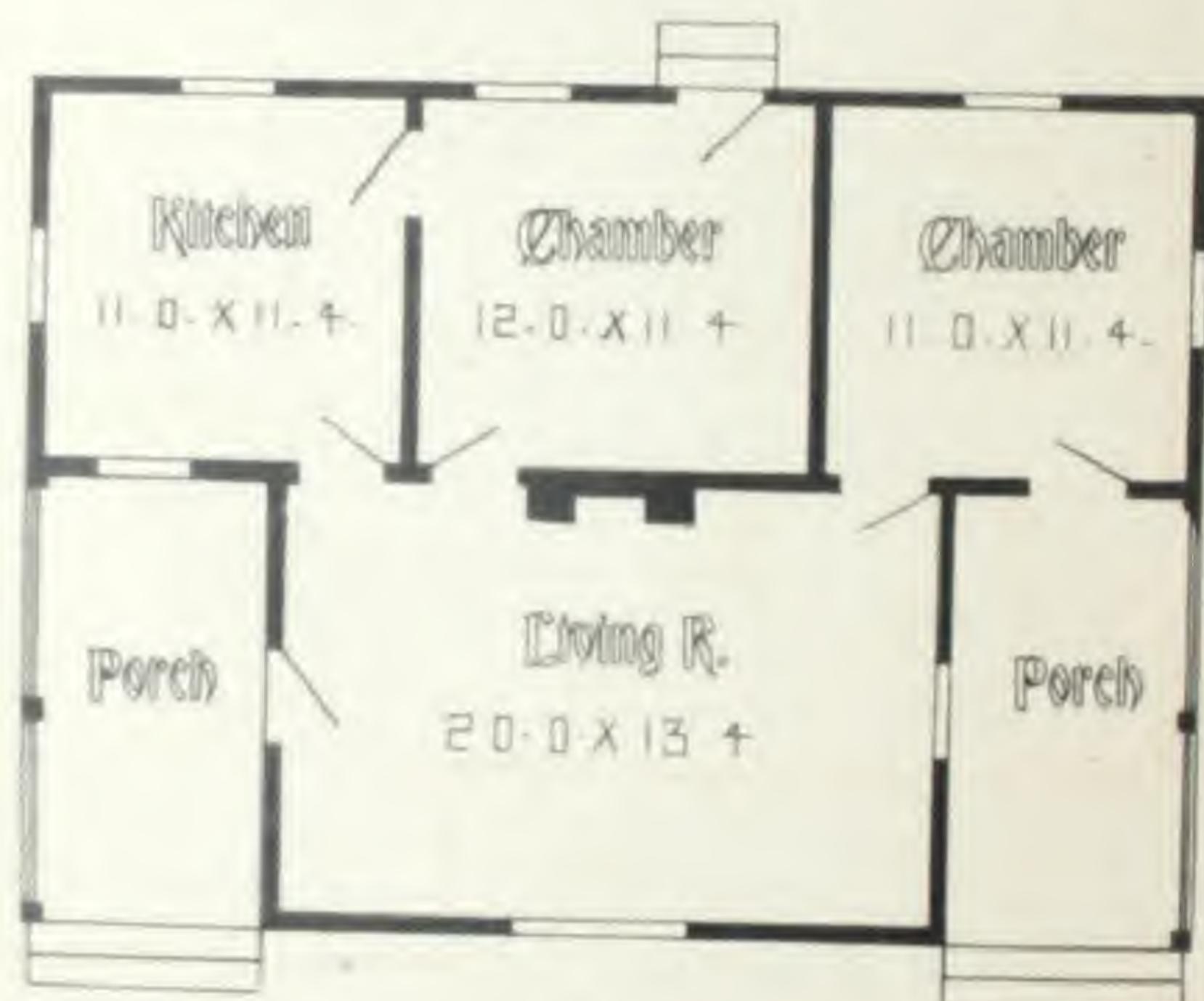
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST. - ST. LOUIS





ASHINGTON COTTAGE.—Design 1754-O; cost in frame, \$589 to \$699; plans, \$5; width, 36 ft. by 26 ft. 2 in.; story heights, 10 ft. Special features: Double porch arrangement would admit of house being used for double-house.

HERBERT C. COTTRELL - ARCHITECT - 100 N. 11th - ST. LOUIS.





AMBRIDGE COTTAGE.—Design 1968M; cost in frame, \$599 to \$698; plans, \$7; story heights, 10 ft. Special features: Compact plan arrangement; alcove for bed, allowing front chamber to be used as parlor, with curtain between; clean-cut exterior.

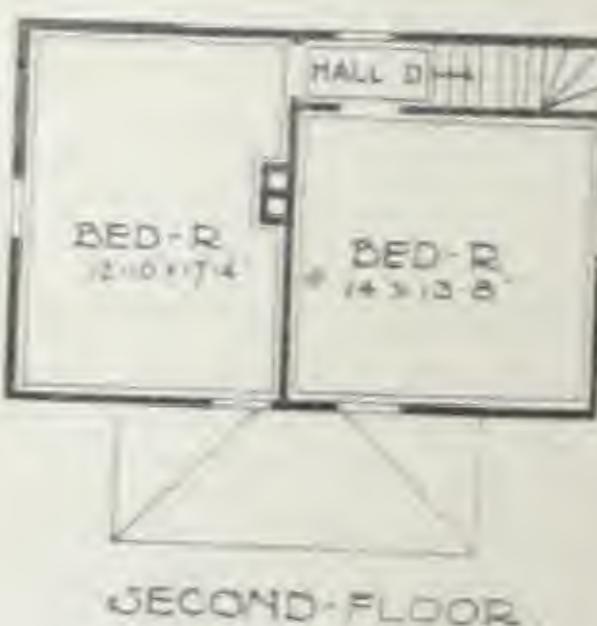
HERBERT C. CHIVERS - ARCHITECT - 100 BULTWICK - ST. LOUIS





GENEVA LAKE COTTAGE.—Design 1634-O; in frame, \$675 to \$760; plans, \$5; width, 18 ft. by 26 ft. 4 in.; story heights, 8 ft. 6 in. and 8 ft. Special features: Ornamental gable and porch design. Modifications: Dining-room can be enlarged by building one-story kitchen behind. Geneva Lake No. 2, Smith design, with 14.6x10 ft. dining-room; 14.6x9 ft. 6 in. kitchen; with three rooms above, sizes, 14x16 ft., 10.6x9 ft., and 14.6x9 ft. 4 in., with closets to each room; story heights, 9 ft. cut down to 6 ft. at four corners of building.

HERBERT C. LIVENS - ARCHITECT - 100 N. 27th ST. - ST. LOUIS



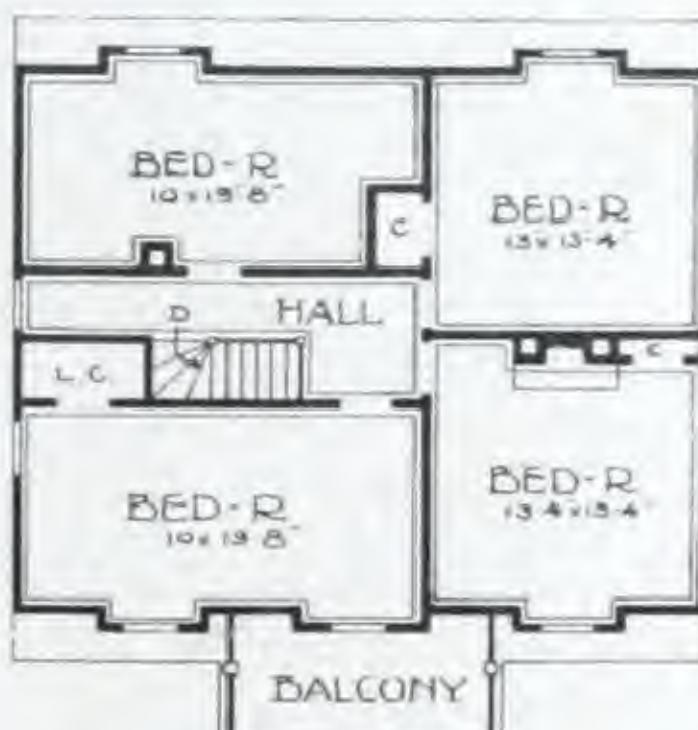


ARABOO COTTAGE.—Design 1639-O; cost in frame, \$1,294 to \$1,488; plans, \$10; width, 34 ft. by 31 ft. 4 in.; story heights, 10 ft. and 9 ft. 6 in. Side walls cut down by roof to 8 ft.; cellar, 7 ft. Special features: Economical second story construction. Modifications: Dining-room could be used for sitting-room, with pantry where bath is. Can furnish these plans in stock as shown, or reversed, with the following changes at \$10. Baraboo Residence No. 3, Edwards design, full 10 and 8 ft 4 in. stories; dining-room, 12x15 ft. 4 in.; sitting-room, 15 ft. 4 in. by 17 ft. A very fine plan.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS



FIRST-STORY



SECOND-STORY



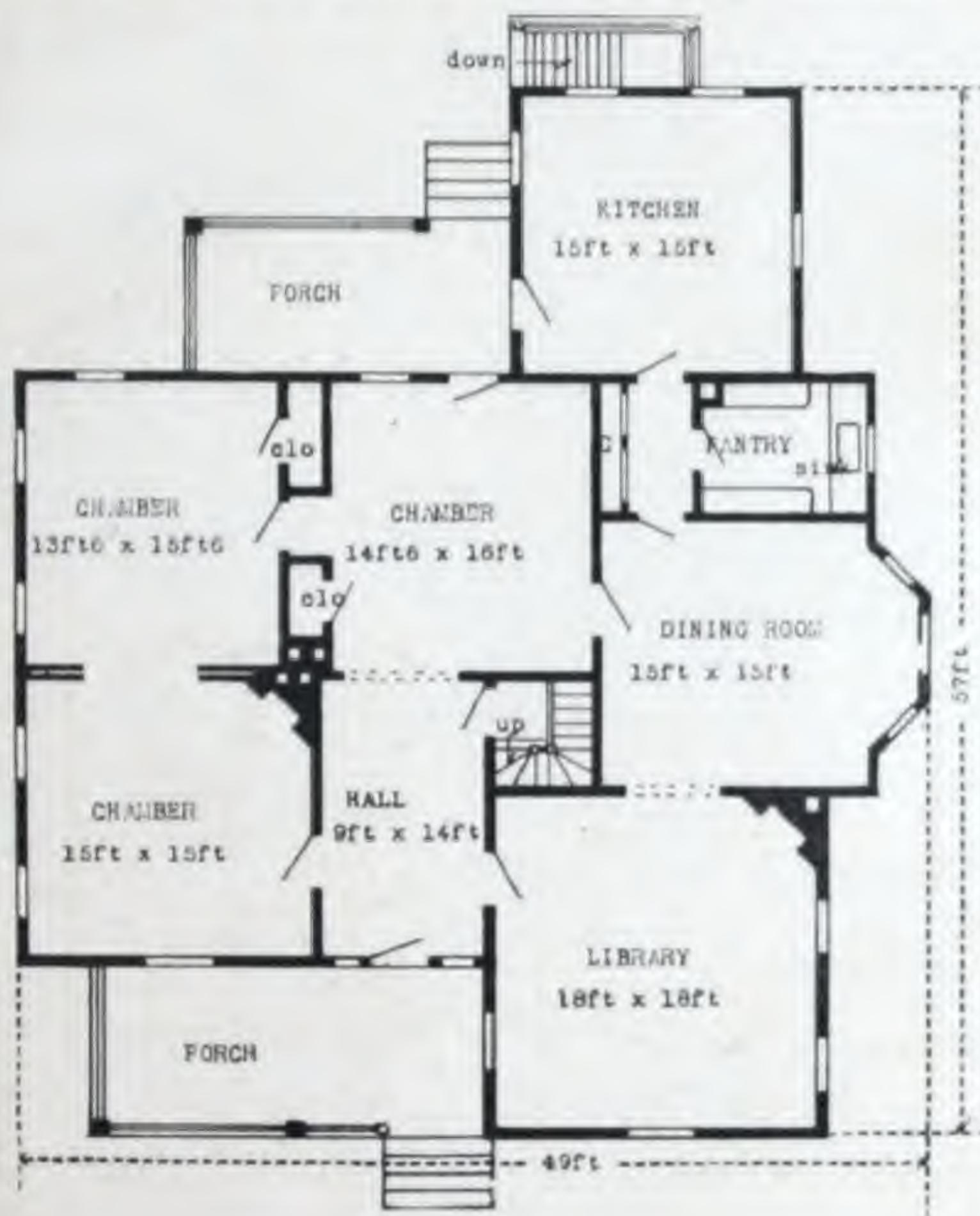
ST. LOUIS COTTAGE.—Design 1642-O; in frame, \$980 to \$1,199; plans, \$5; width, 25 ft. 4 in. by 30 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft., side walls of second story cut down to 6 ft. Compact plan; attractive front. Published in the July, 1899, Woman's Home Companion, Springfield, Ohio. Full story heights. General dimensions 38.8x30 ft.

HERBERT G. CHIVERS - ARCHITECT - 106 N. 17TH ST. - ST. LOUIS





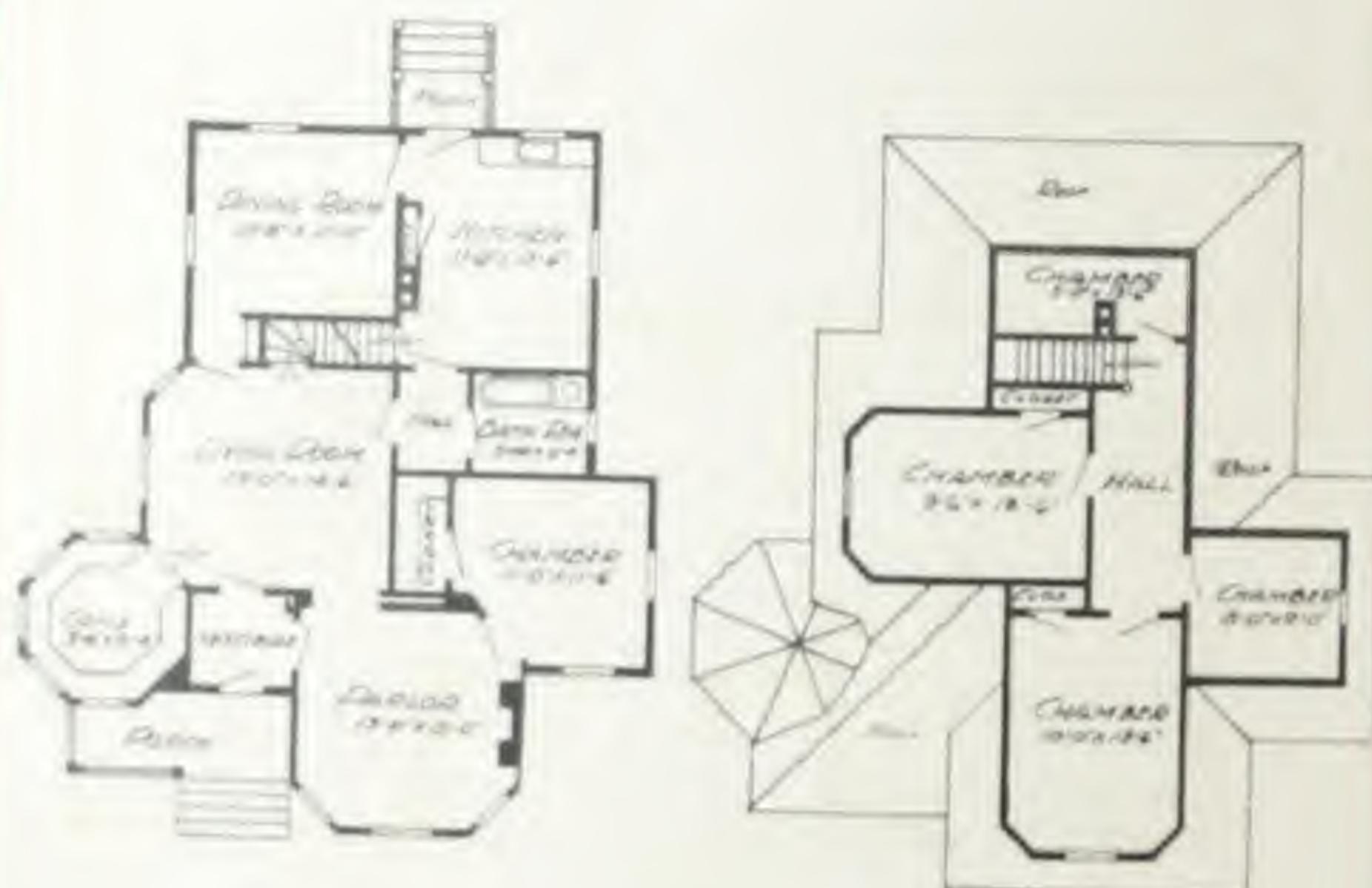
SPOTTSVILLE COTTAGE.—Design 1788-O; cost in frame, \$1,192 to \$1,240; plans, \$10; 10 ft. and 9 ft. stories. Space for five rooms above.





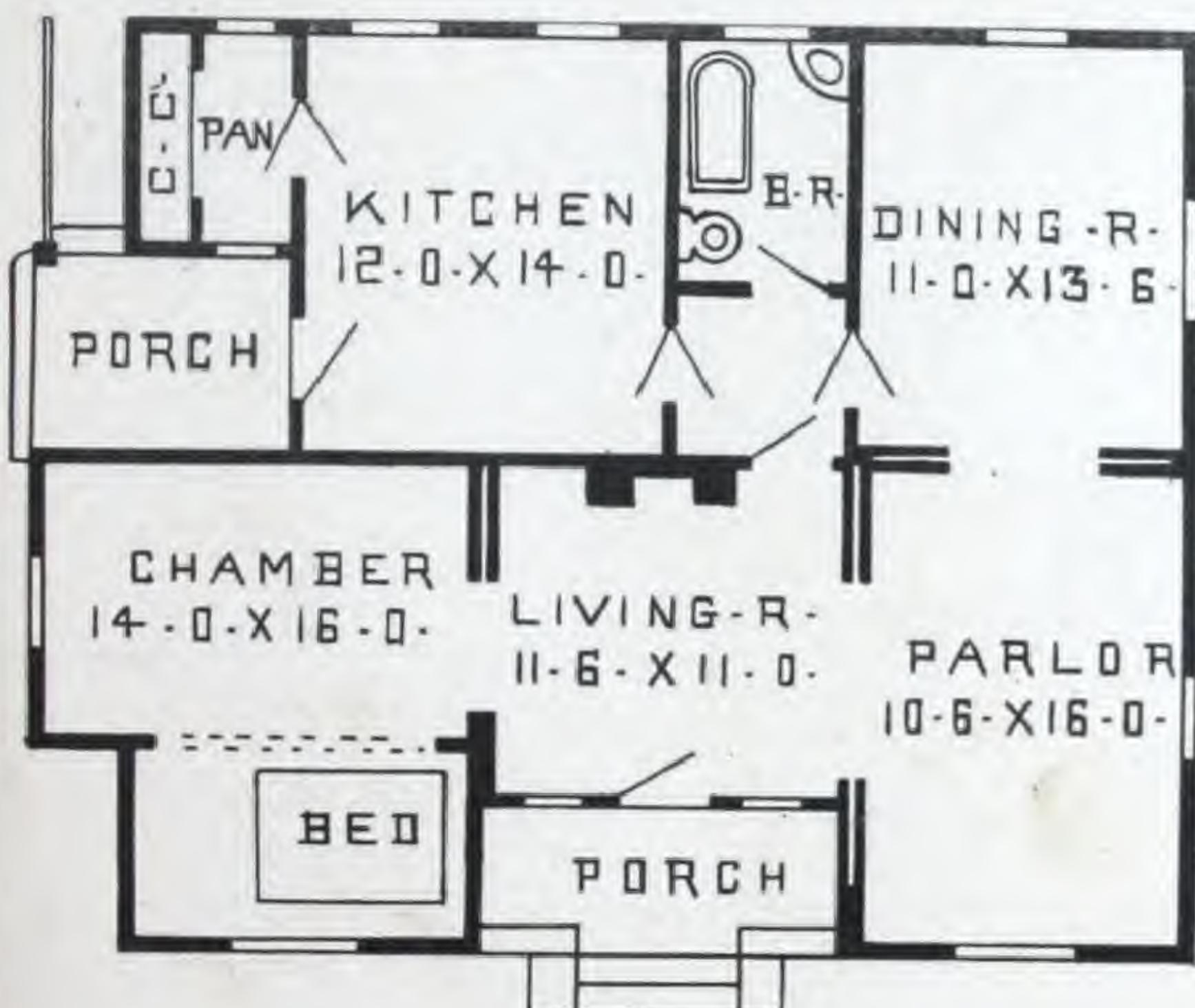
AULSBORO.—Design 11-O; cost, \$1,090 to \$1,280; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in.; size, 30 ft. by 38 ft. Paulsboro No. 2, Withrow design, parlor, 15x15 ft., no fire-place; living-room, 14.6x15 ft.; chamber, 14.6x12 ft. 4 in.; dining-room, 11.6x12 ft., with stairs coming down direct, with side entrance at foot of stairs; with three rooms above, and 10 and 8 ft. story heights; with side walls above cut down to 6 ft. 6 in.

MANUFACTURED BY THE ARCHITECTURE CO., NEW YORK CITY, 1900.





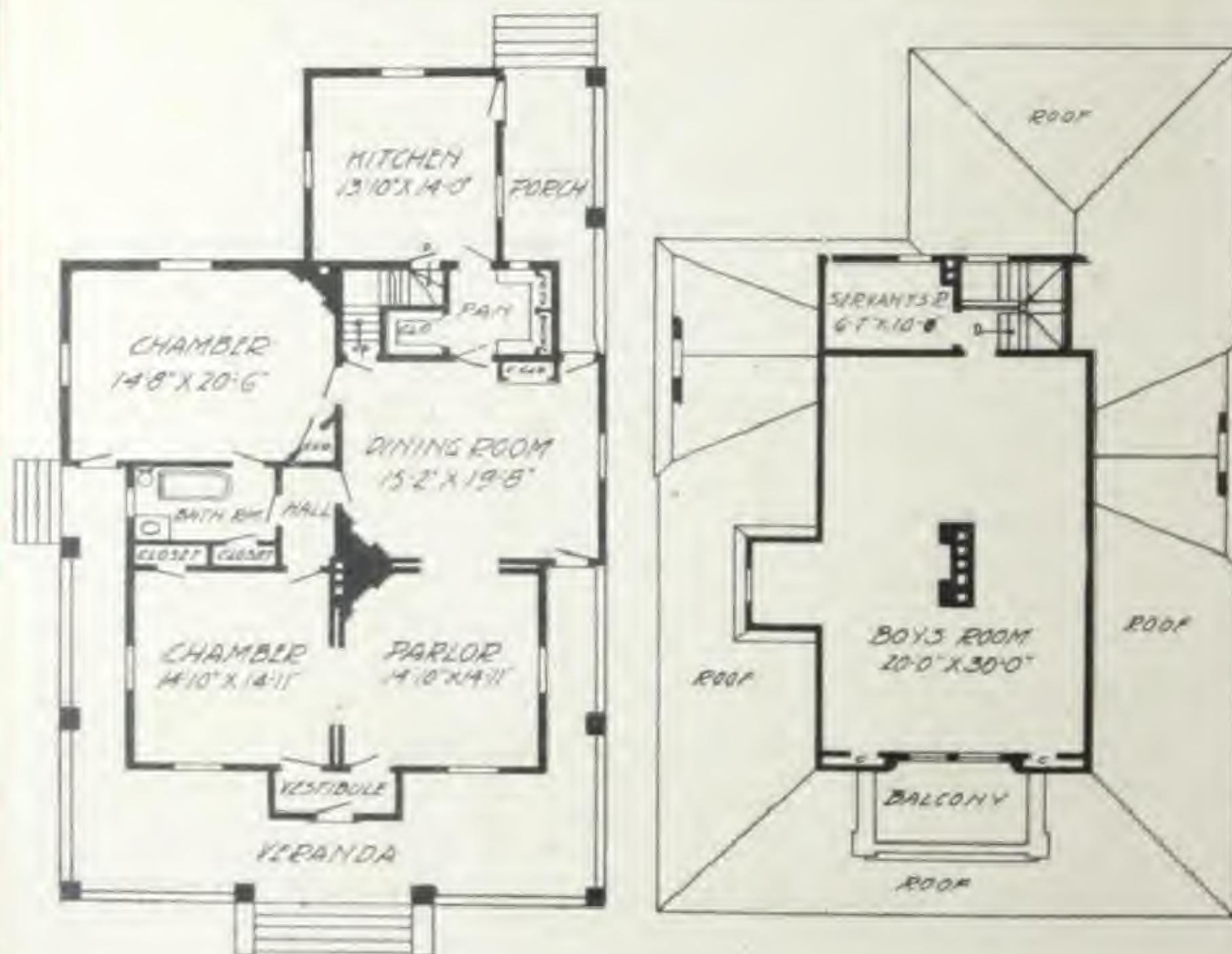
LOVERDALE COTTAGE.—Design 7040-O; cost in frame, \$892 to \$1,098; plans, \$10; story height, 10 ft.; a large stove in living-room would heat the other rooms; attractive and simple gable design; inexpensive construction.





QUEENSDALE COTTAGE.—Design 70-O; cost, \$1,392 to \$1,498; plans, \$10; size, 41 ft. 8 in. by 63 ft.; story heights, 9 ft. 6 in. and 9 ft. 3 in.; attractive brick mantle on second floor; very attractive and simple porch and roof arrangement.

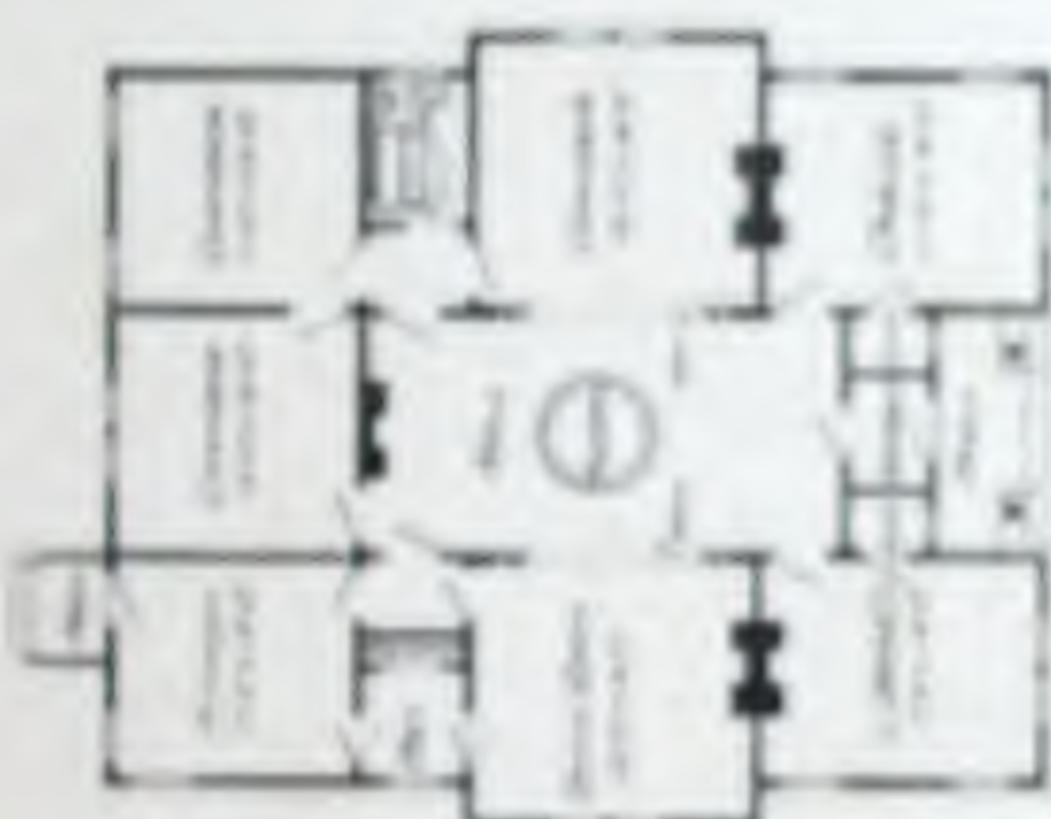
HERBERT C. CHIVERS - ARCHITECT - 100 N. 11th ST. - ST. LOUIS





KNOXVILLE COTTAGE.—Design 8898-D, in Name, 8898 to \$1,000; plans, \$15; story height, 10 ft. Frontal measures: Large central hall; successive cross-hall; exterior. Knoxville Plan No. 3. Vinyl siding, parlor and library 12 ft. x 14 ft., kitchen and chamber 13 ft. x 12 ft., sliding door between reception hall, dining room and dining room, fire-places for rear chamber, pencil support base; plan foundation. Knoxville Plan No. 3. Windows: sash; front, 11x18 in. central hall; library and parlor, 12x13 in.; dining room and chamber, 10x14 in.; these rear rooms, 10x13 in.; no fire-places in parlor and library; 11 ft. 8 in. story height.

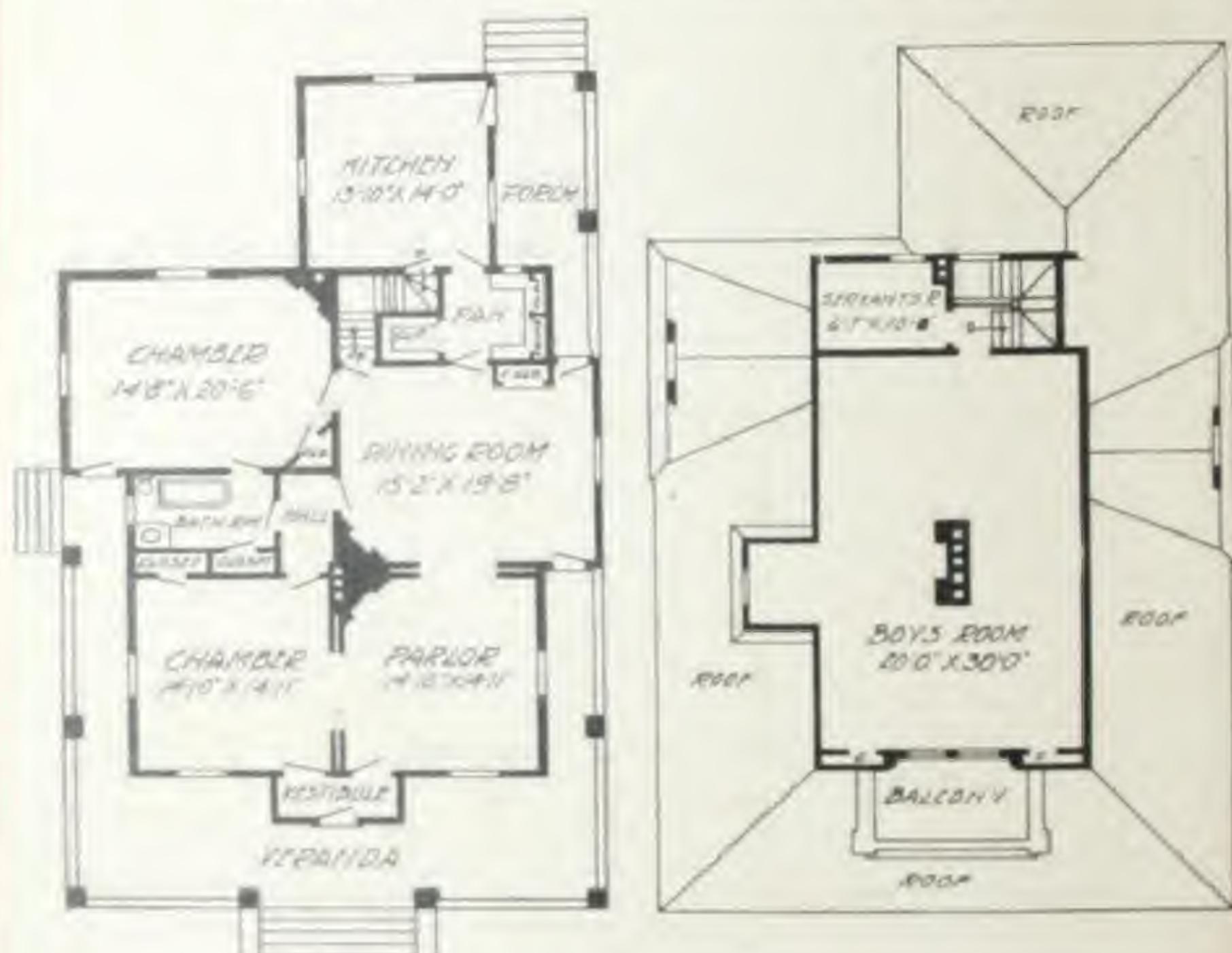
FIGURES: 1. KNOXVILLE COTTAGE. 2. KNOXVILLE COTTAGE.

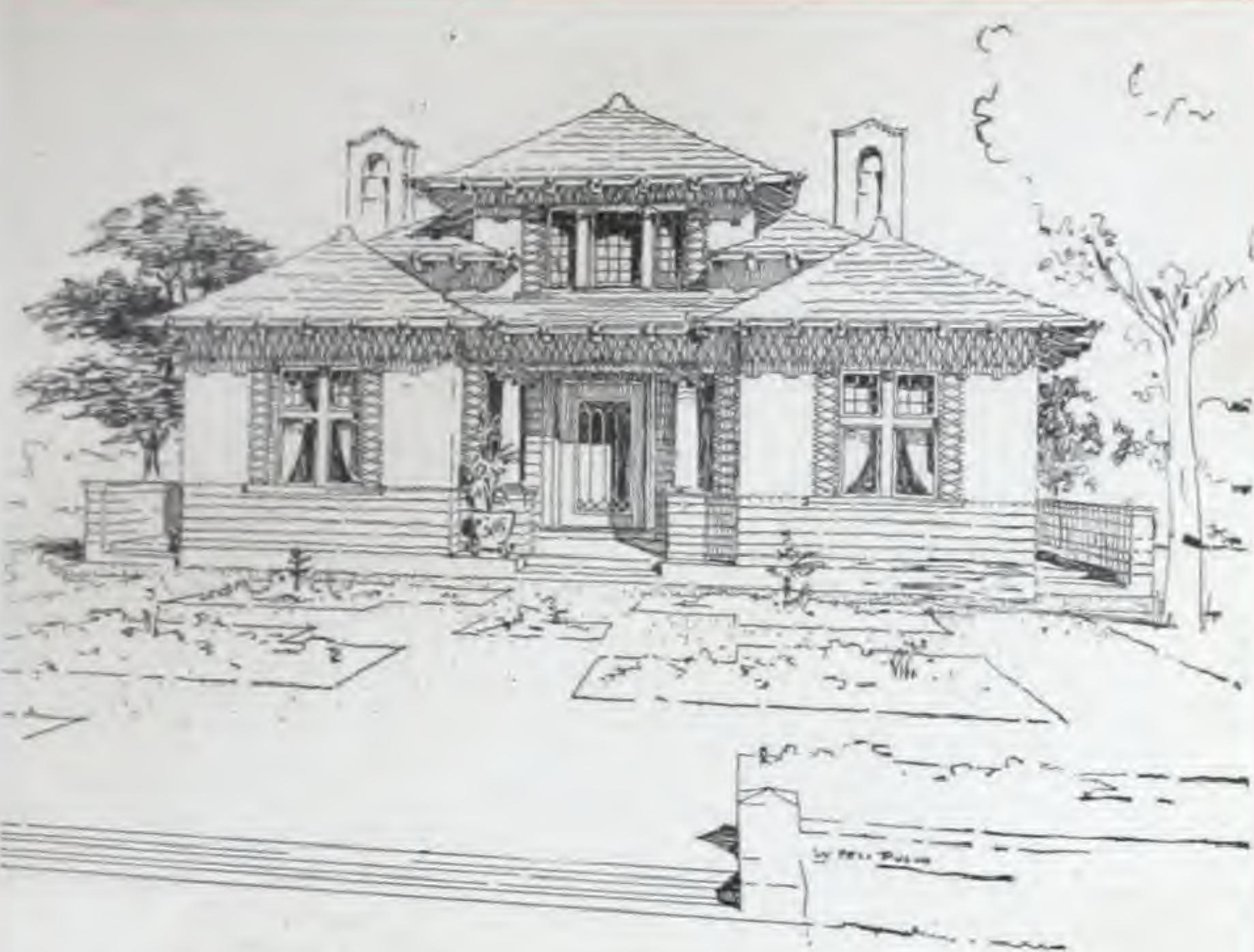




QUEENSDALE COTTAGE.—Design 70-O; cost, \$1,392 to \$1,498; plans, \$10; size, 41 ft. 8 in. by 63 ft.; story heights, 9 ft. 6 in. and 9 ft. 3 in.; attractive brick mantle on second floor; very attractive and simple porch and roof arrangement.

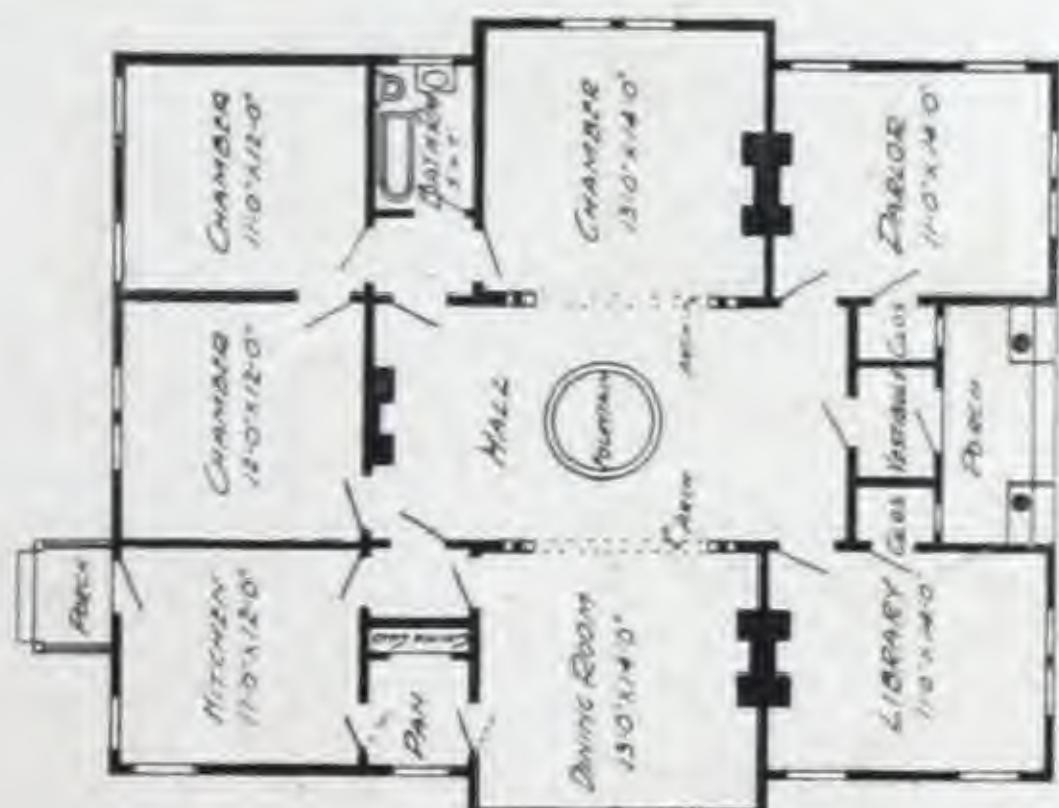
HERBERT D. CHIVERS - ARCHITECT - 100 S. 7TH ST. - ST. LOUIS





ERNERSVILLE COTTAGE.—Design 9298-O; in frame, \$898 to \$1,098; plans, \$15; story height, 10 ft. Special features: Large central hall; attractive cut-shingle exterior. Kernersville No. 2, Violet design, parlor and library 13.6x14 ft.; kitchen and chamber 13.6x12 ft.; sliding door between reception hall, sitting-room and dining-room; fire-place for rear chamber; porch across rear; pier foundation. Kernersville Plan No. 3, Waerner design, stone house, 13x28 ft. central hall; library and parlor, 12.6x15 ft.; dining-room and chamber, 15x14 ft.; three rear rooms, 12x12 ft.; no fire-places in parlor and library; 11 ft. 6 in. story heights.

HERBERT G. CHIVERS - ARCHITECT - 100 N. 7TH ST. - ST. LOUIS



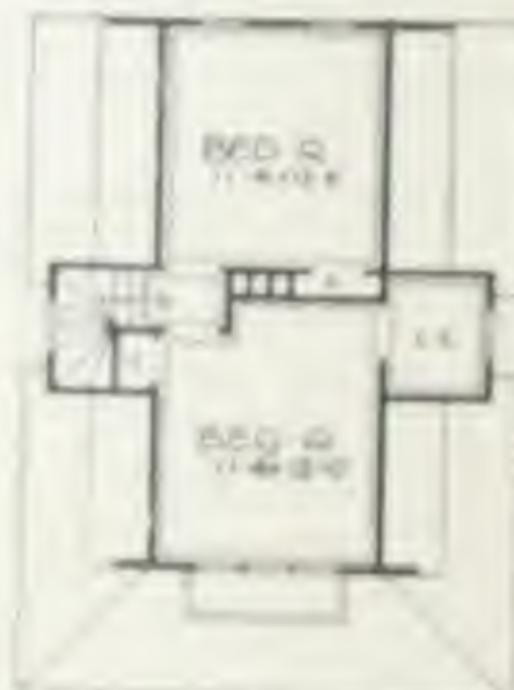


SAN DIEGO COTTAGE.—Design 1648-O; in frame, \$750 to \$850; plans, \$5; width, 27 ft. 8 in. by 29 ft. 8 in.; story heights, 9 ft. 6 in. and 8 ft., side walls cut down to 5 ft. Have \$10 stock plans with side hall entrance, with door from hall to dining-room, stairs going up out of hall instead of front room.

INTERIOR DETAILS.—See section 177, page 118, for details.



FIRST STORY



SECOND STORY



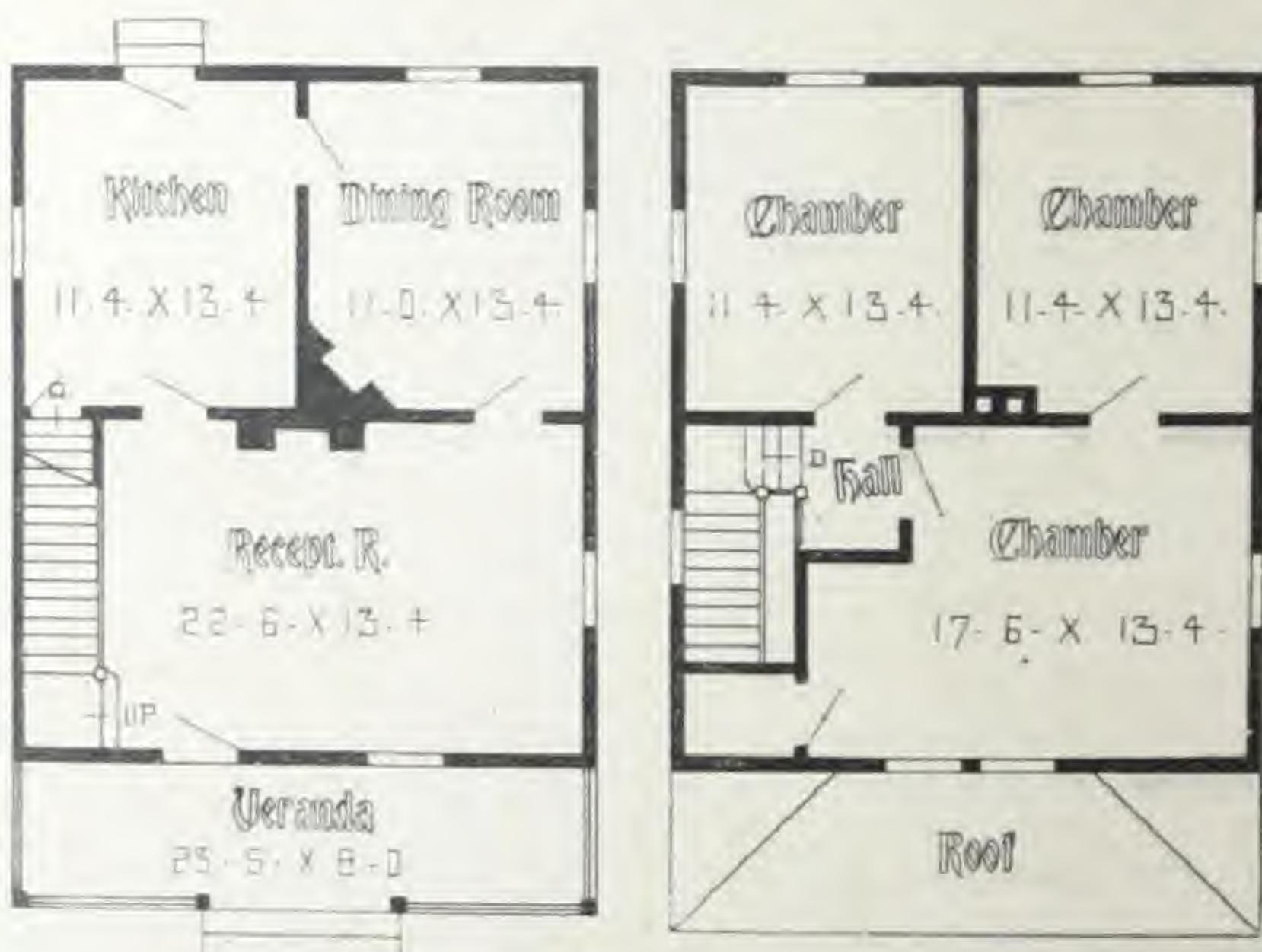
AIRO COTTAGE.—Design 1557-O; in frame, \$1,299 to \$1,300; plans \$10; story heights, 9 ft. 6 and 8 ft. 6 in. attic. Special features: Semi-octagon porch; novel design; easy to construct. We have plan No. 1, called O'Brien design, with 20 in. stone walls; with stairs in front hall and fire-place in dining-room and sitting-room; with rear porch 6x36 ft.





REMONT COTTAGE.—Design 1959-O; in frame, \$699 to \$798; plans, \$5; width, 23 ft. 10 in. by 28 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft., cut down by roof at walls to 5 ft. 6 in. Special features: Large spacious living-room; neat simple exterior.

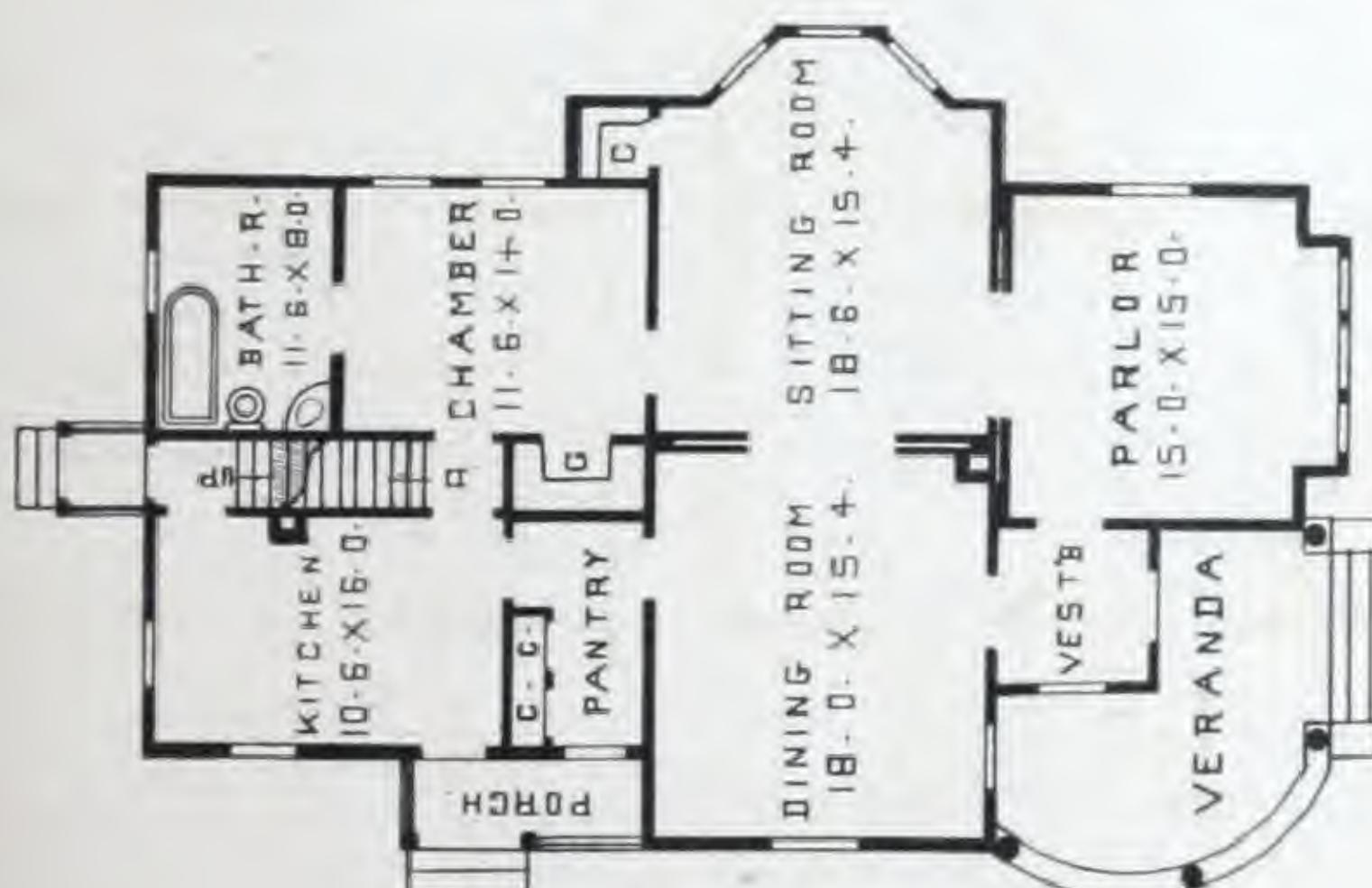
HERBERT C. DIVERS - ARCHITECT - 100 N. 27th ST - ST. LOUIS





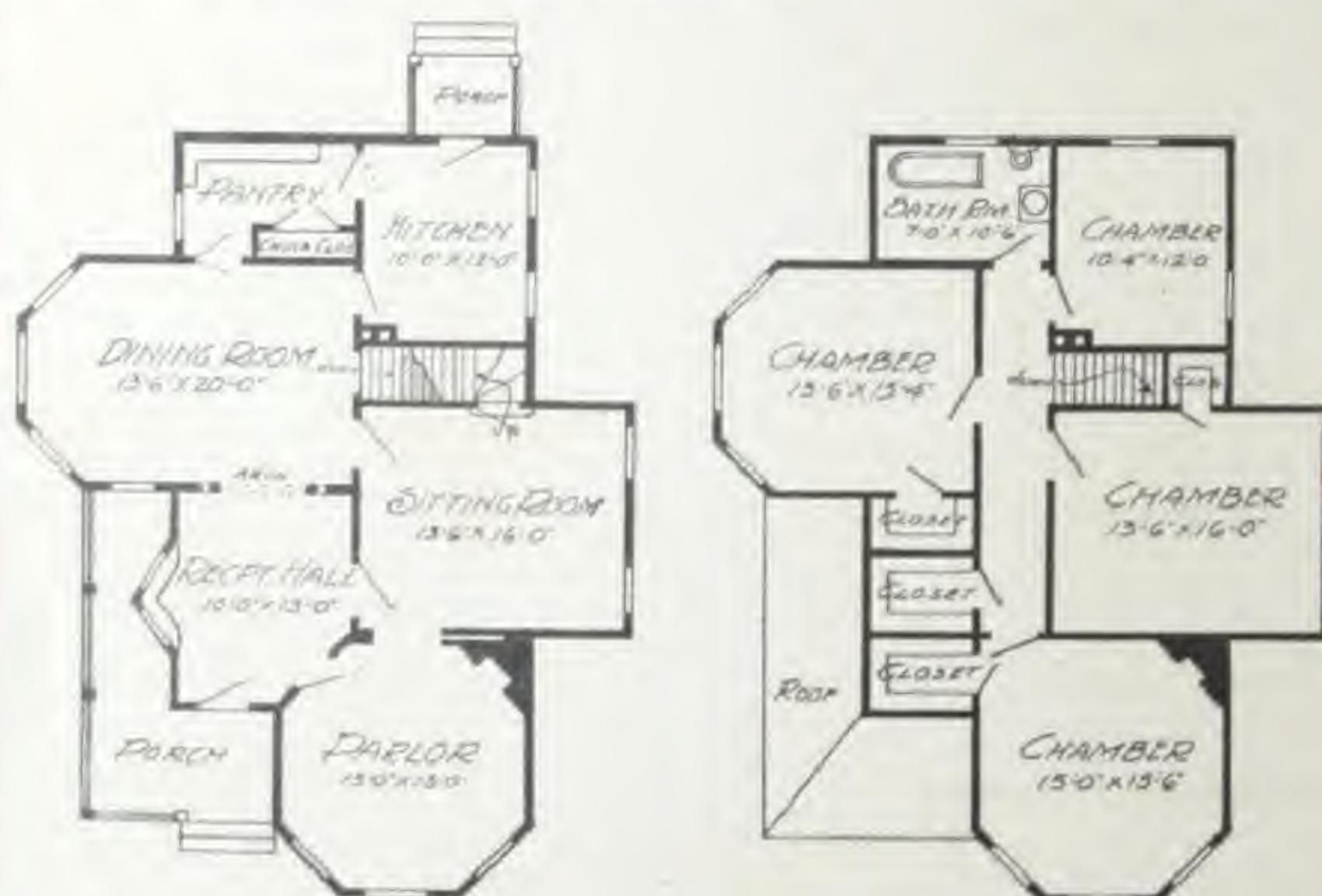
LIFFWOOD COTTAGE.—Design 7058-O; in frame, \$1,399 to \$1,598; plans, \$10; story height, 10 ft. Have plans in stone with story heights, 9 ft. 6 in. and 8 ft. Modification No. 2: Garfield design; parlor 12x13 ft.; sitting-room, 13x15 ft.; dining-room, 12x13 ft.; chamber, 10x12 ft.; kitchen, 12x11 ft., and three rooms above; plans, \$10. Modification No. 3: Johnson design, parlor, 13x12 ft. with fire-place; sitting-room, 12x13 ft.; dining-room, 19x16 ft.; kitchen, 13x12 ft., with open stairs; bath-room and two 12x10 ft. chambers above with no rear stairs; plans, \$10.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST. ST. LOUIS





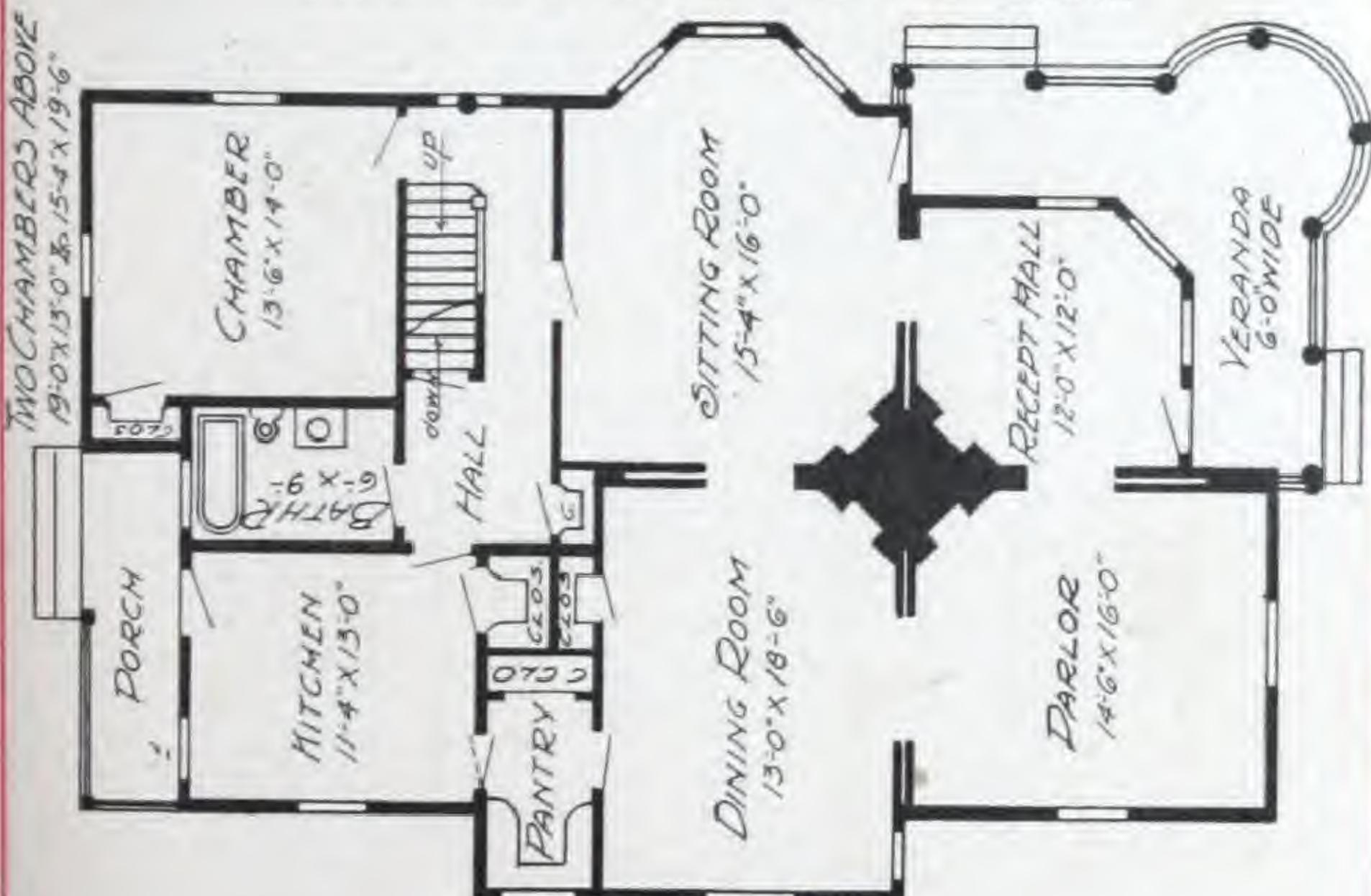
OHIO RESIDENCE.—Design 8192M; in frame, \$1,798 to \$1,998; plans, \$15; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in., full story at tower. Special features: A good corner lot design; large dining-room.

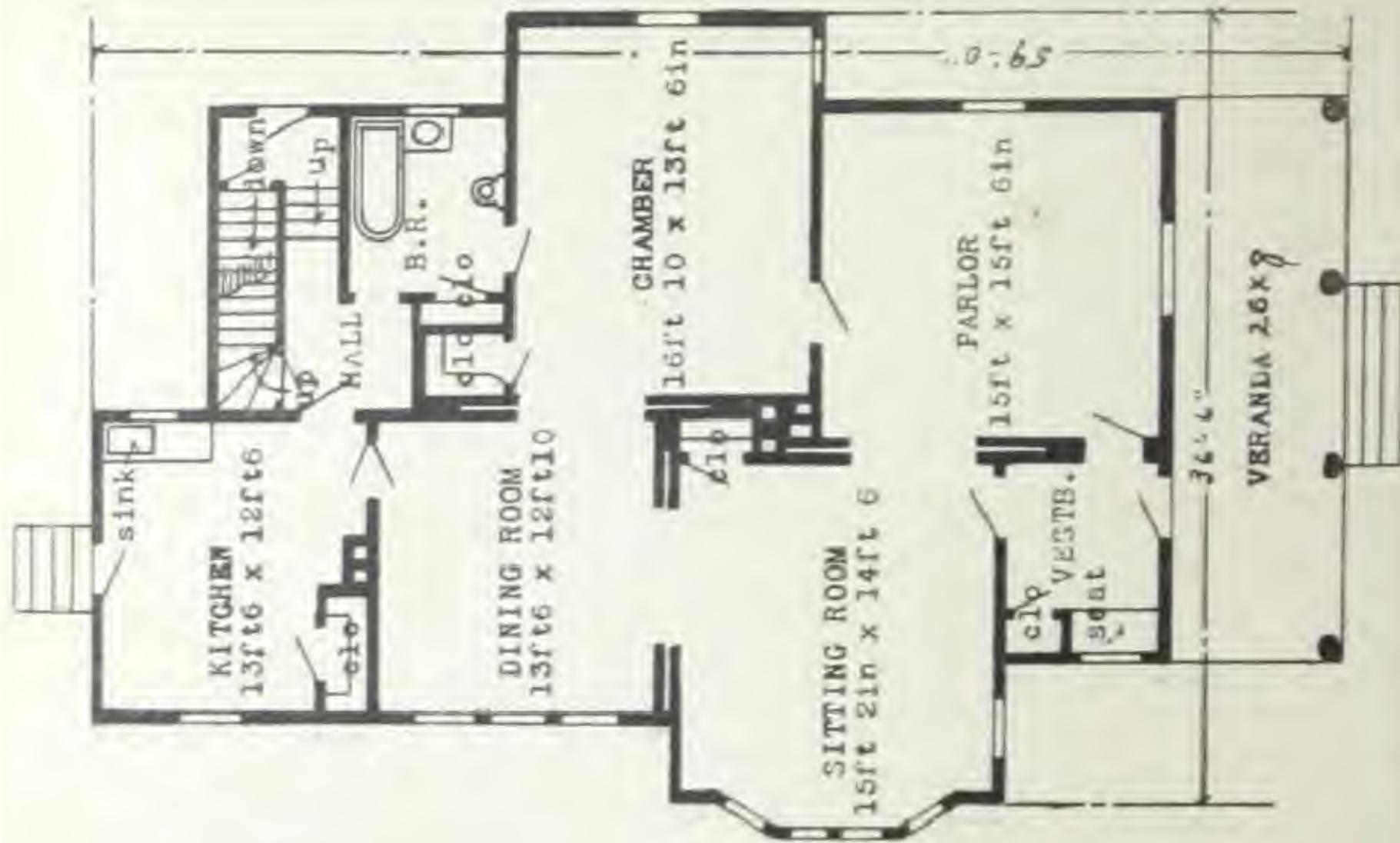
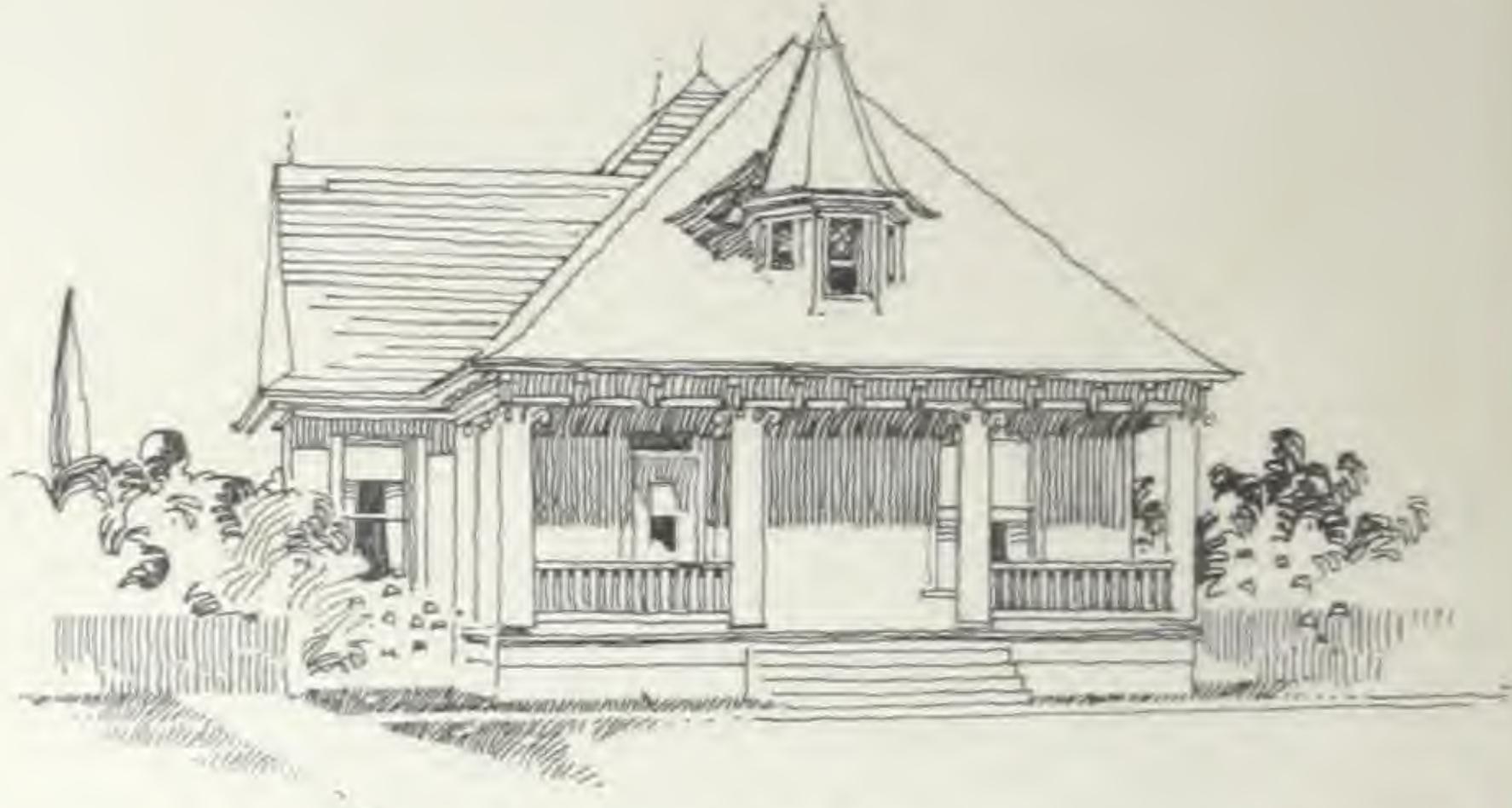




ORMAN COTTAGE.—Design 2092-O; cost, \$1,129 to \$1,498; plans, \$10; story heights, 10 ft. and 9 ft. Special features: Attractive exterior; economical fire-place arrangements; four chambers above. The plan can be had with less ornamental exterior.

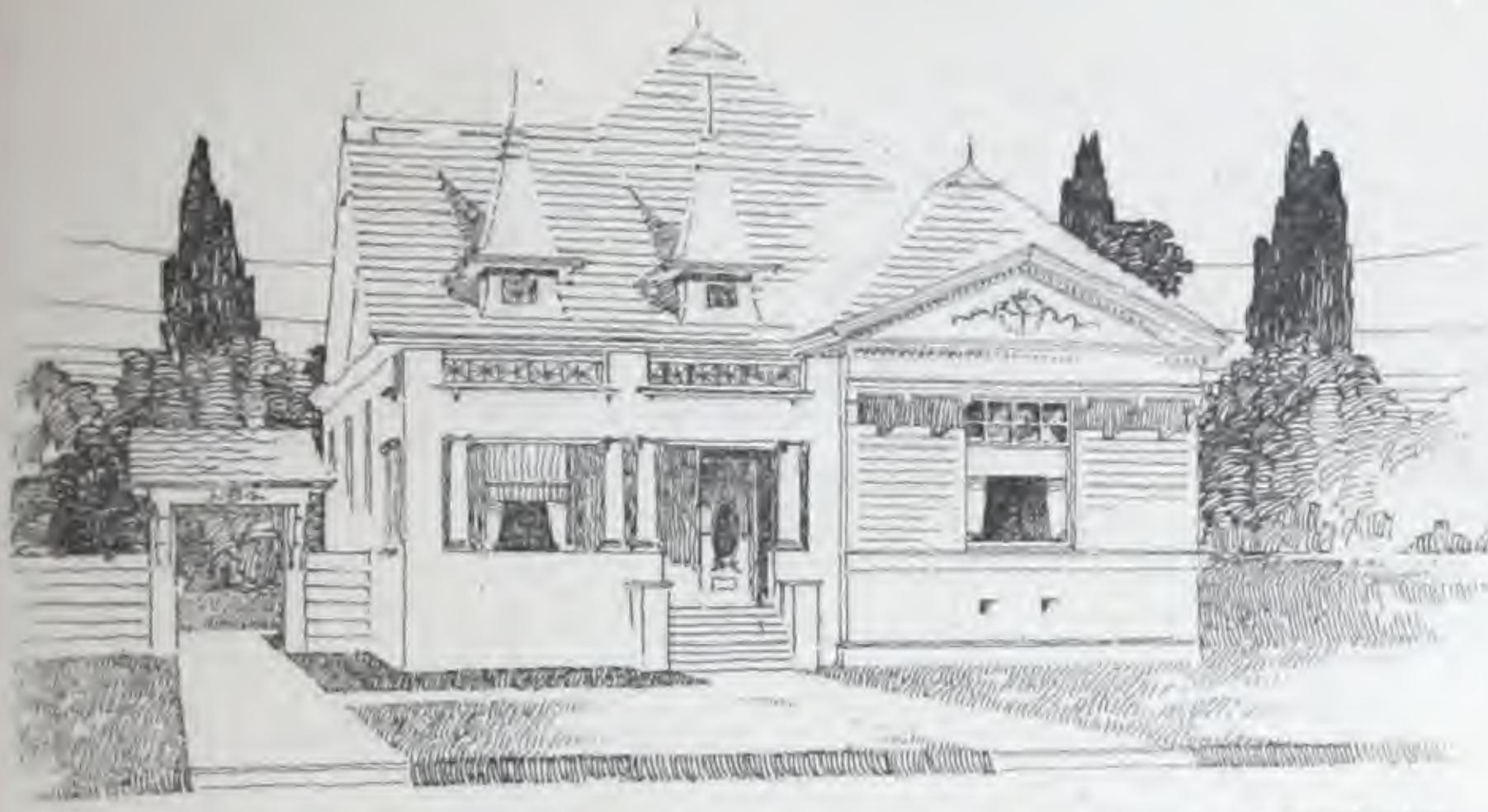
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS





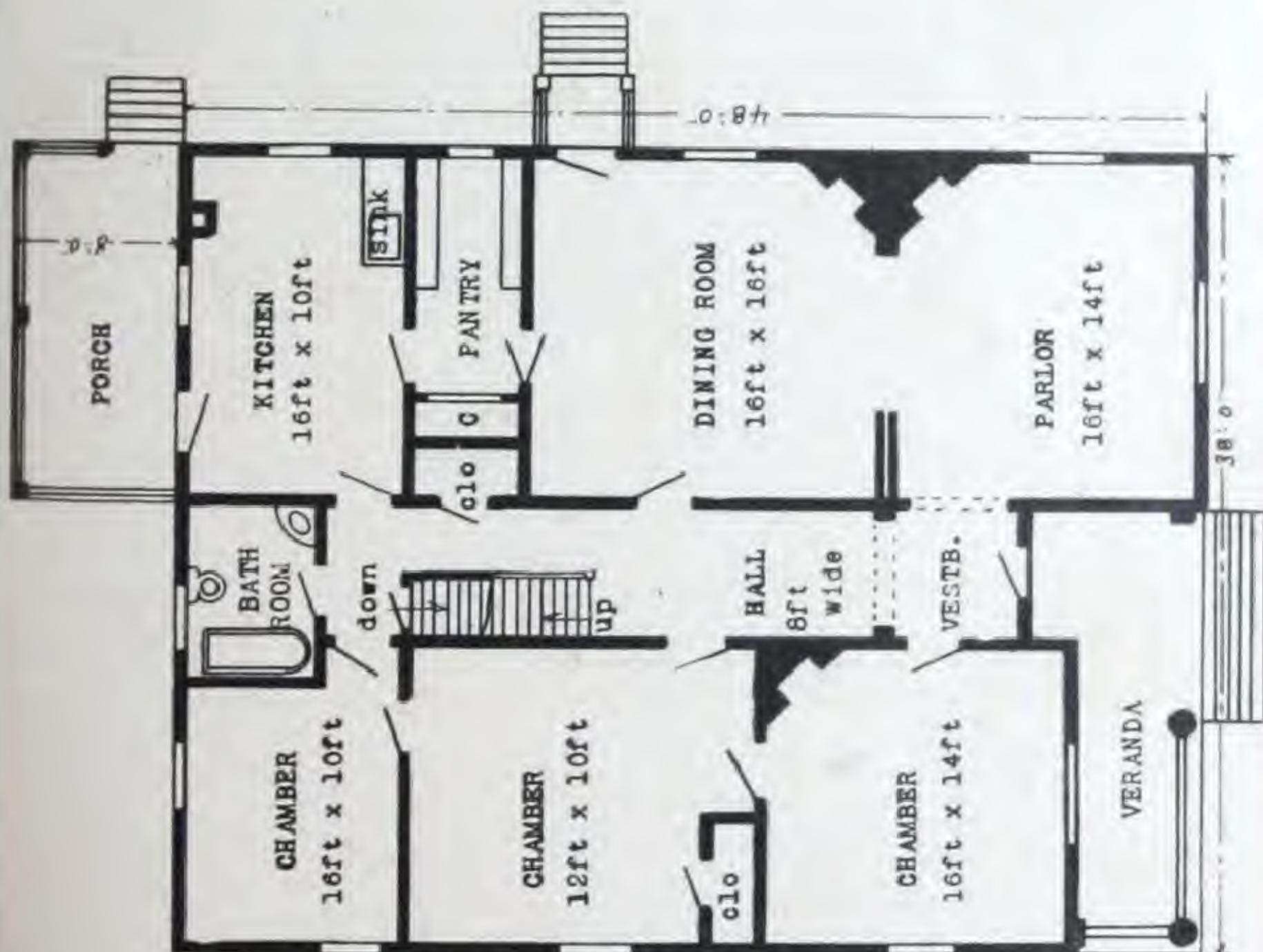
ROCTOR COTTAGE.—Design 2303-O; cost in frame, \$1,180 to \$1,240; plans, \$10. Special features: Quaint dormer window on roof; combination inside and outside cellar stairs; large rooms; large attractive vestibule; a very attractive cottage.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 17TH ST - ST. LOUIS



INSTON COTTAGE.—Design 2398-O; cost in frame, \$1,390 to \$1,482; plans, \$10. Special features: Large rooms; attractive dormer windows on roof; side entrance to dining room; neat square vestibule; large rear porch.

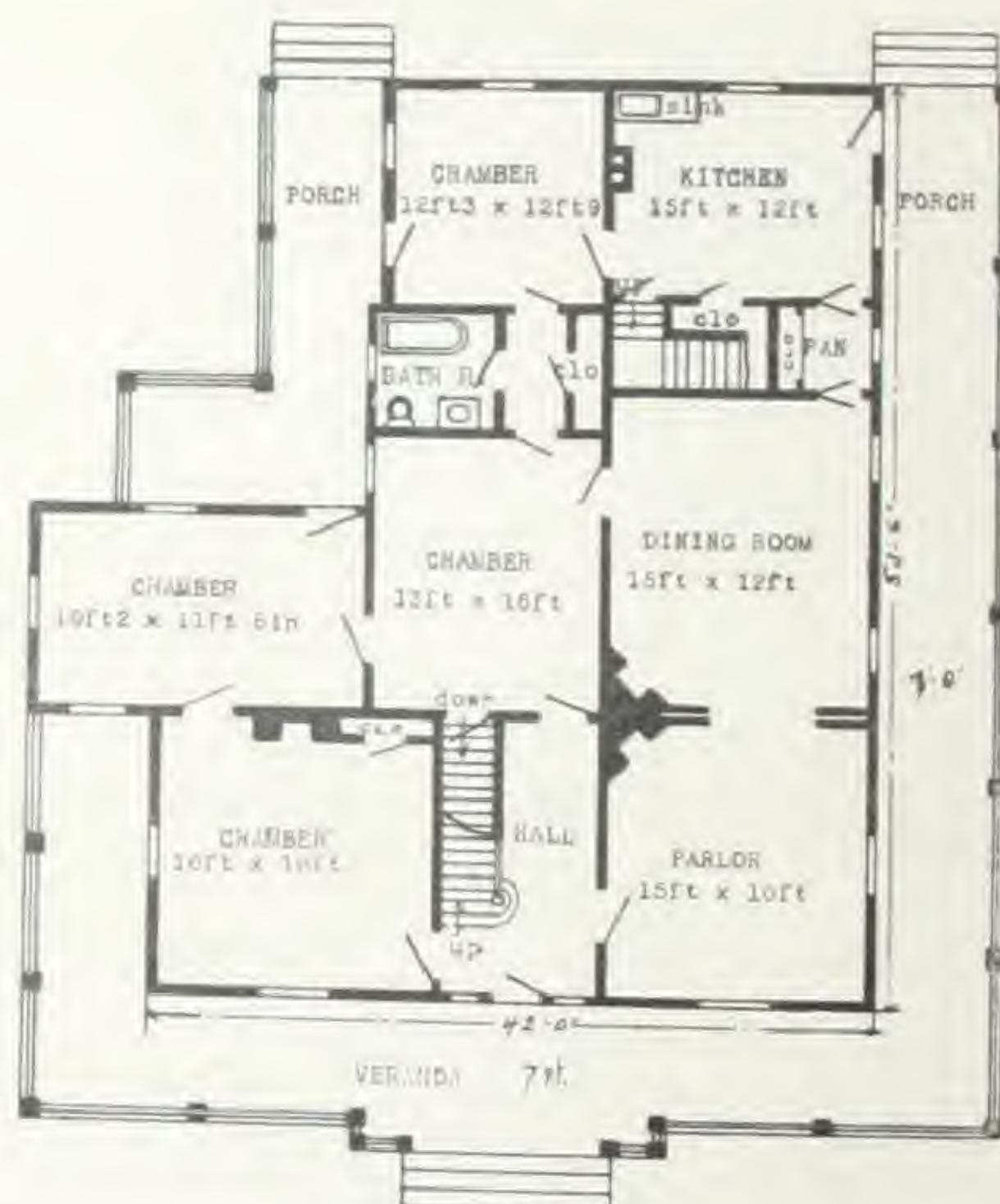
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS





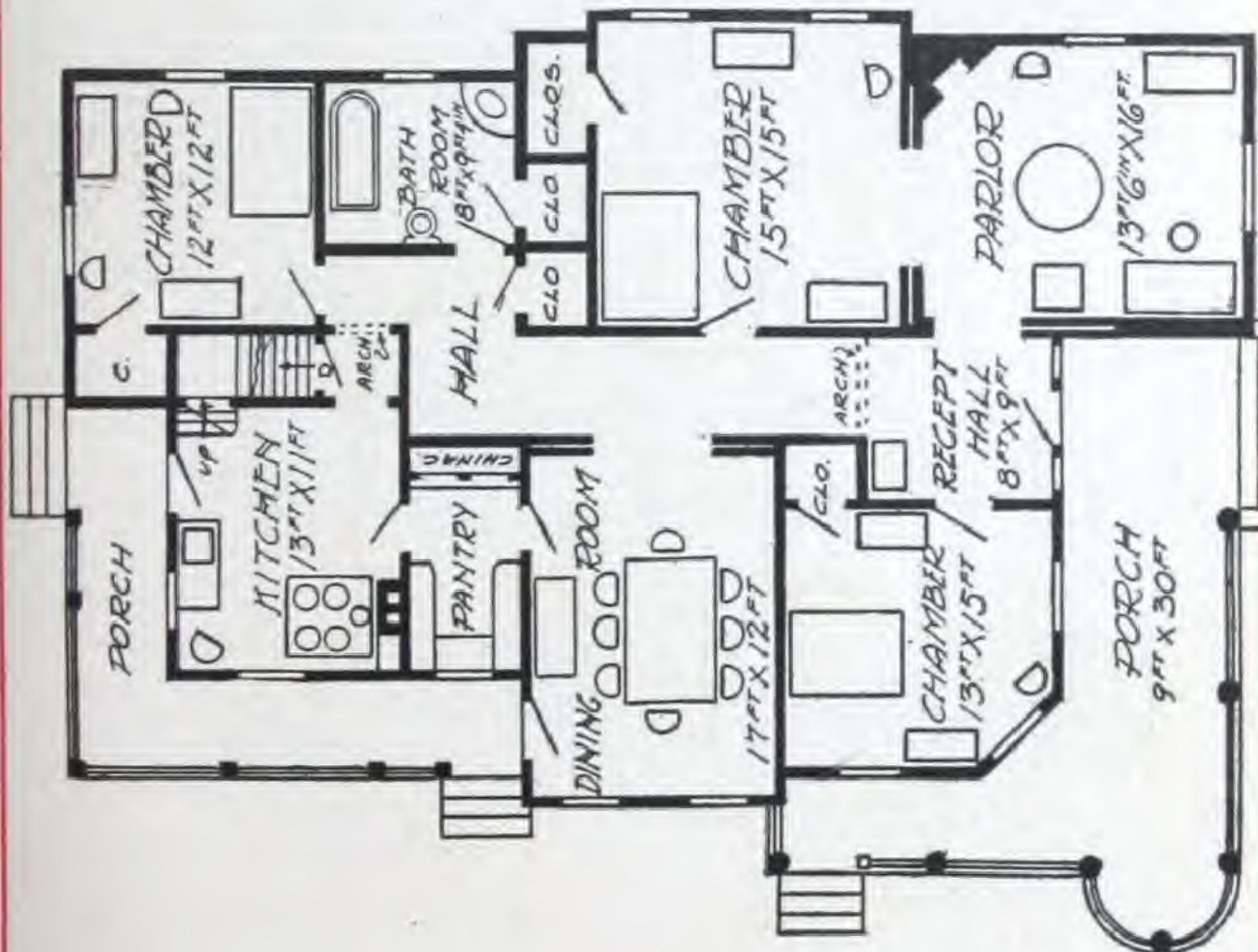
HANNON COTTAGE.—Design 2407-O; cost in frame, \$1,792 to \$1,800; plans, \$10. Special features: Large veranda; large rooms; convenient bath-room; attractive exterior; economical porch roof. A good Southern cottage.

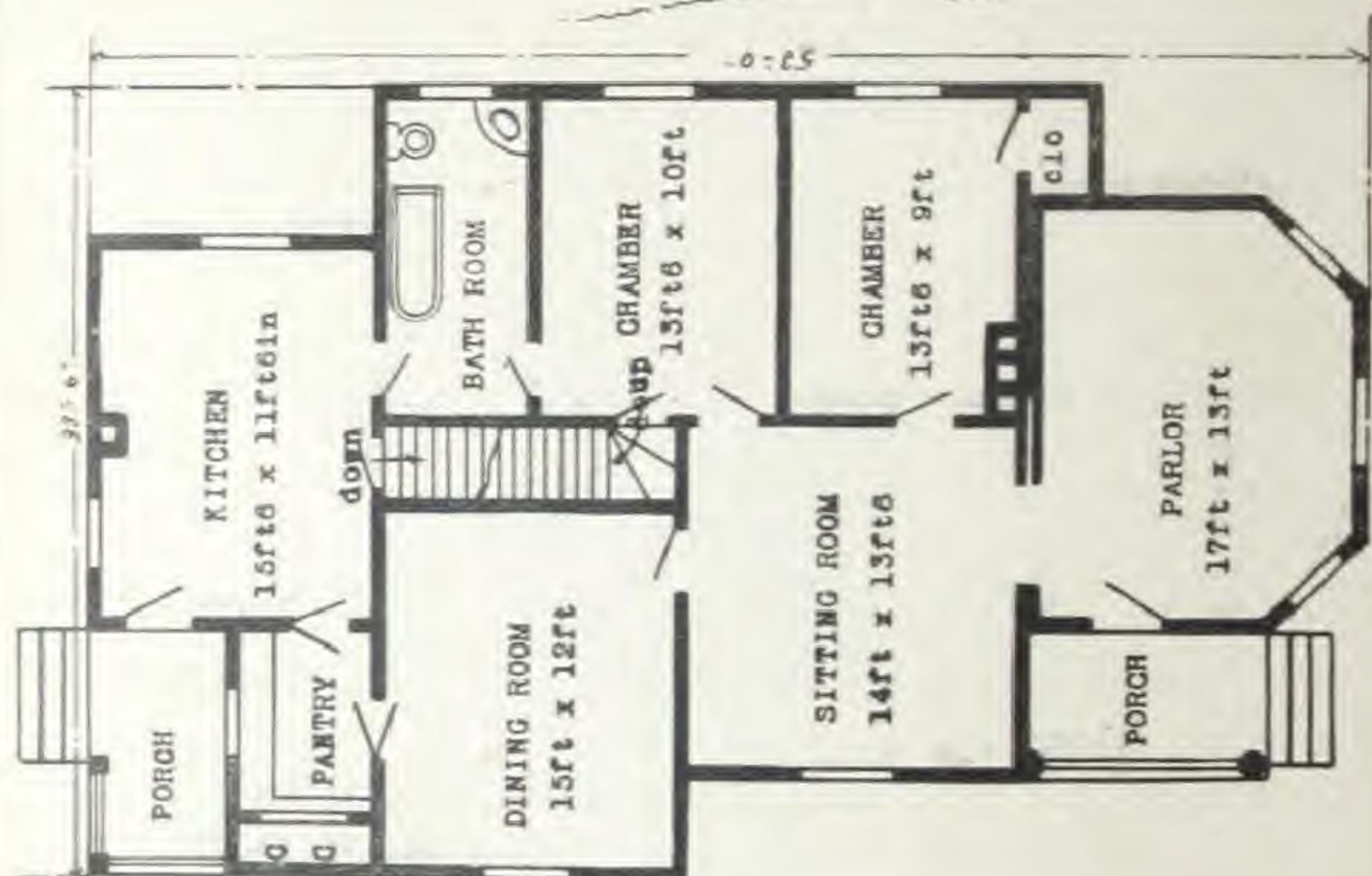
HERBERT C. CHIVERS - ARCHITECT - 100 R. 7TH ST - ST. LOUIS





ENFIELD COTTAGE.—Design 100,035-O; cost, \$1,592 to \$1,642; width, 42 ft.; story heights, 1st. 10 ft., cellar 7 ft. under rear of house. Special features: Large rooms and bath; pleasant outlook to front chamber; plenty of closets; large attractive porch.





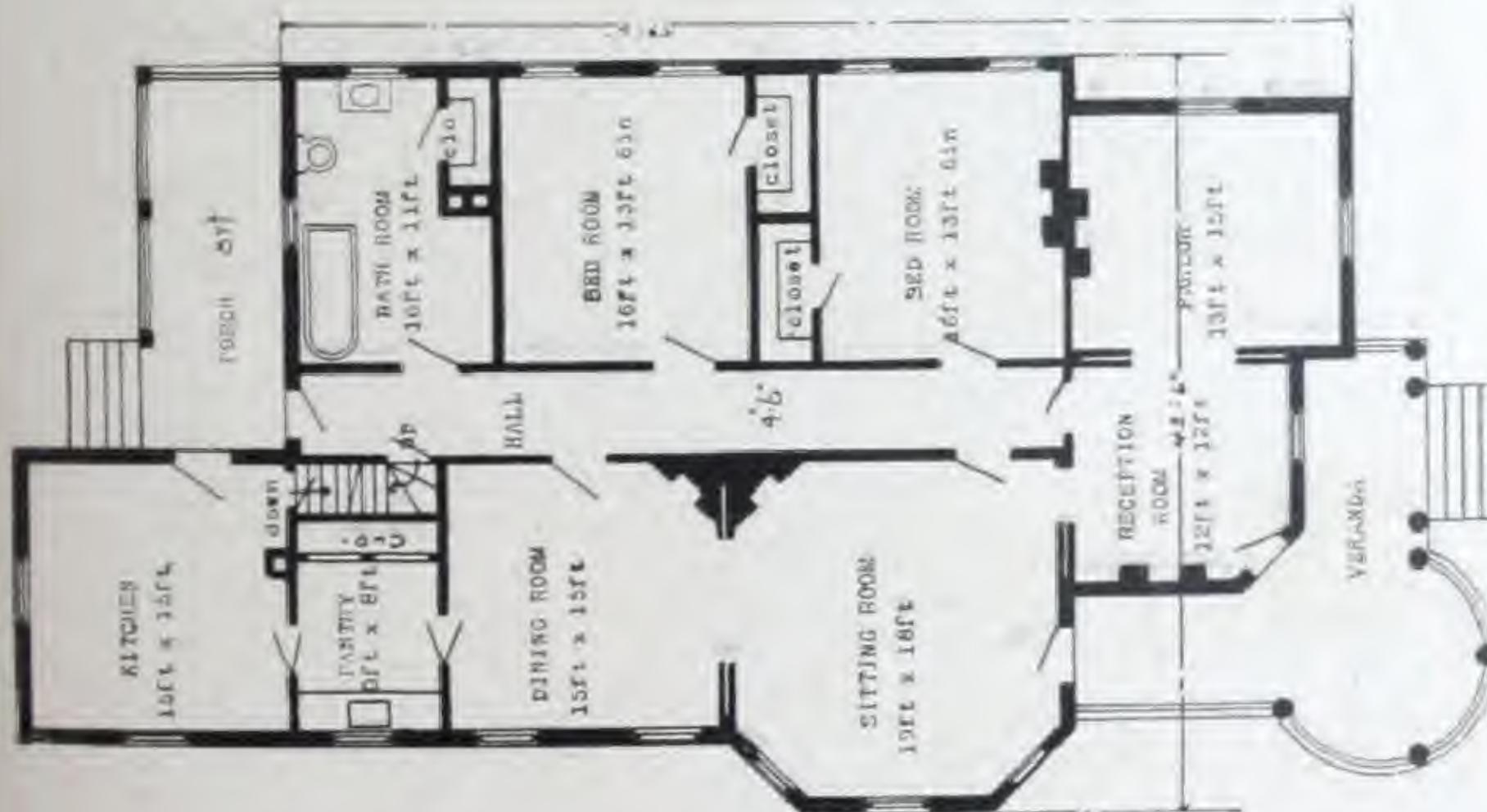
ELLSBORO COTTAGE.—Design 1785-O; cost in frame, \$982 to \$1,090; plans, \$10; story heights, 10 ft. 6 in. Special features: Large bay-shaped parlor; chambers convenient to sitting-room. Bath-room could be shortened and linen closet placed in end.

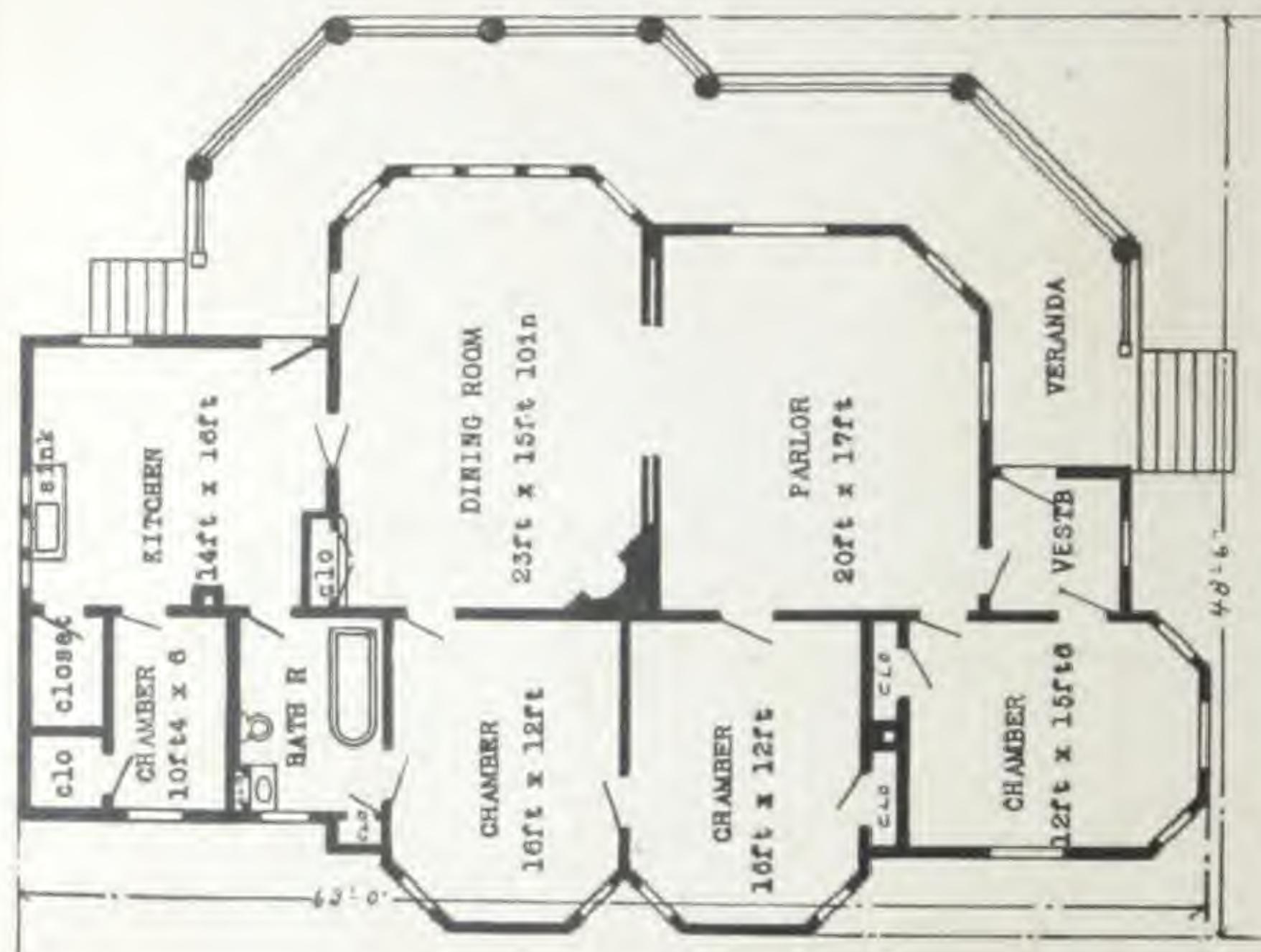
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST. - ST. LOUIS



ADKIN COTTAGE.—Design 2399-O; cost in brick with 9-inch wall, \$2,580 to \$3,000; plans, \$25. Special features: Attractive porch; large sitting-room; well-ventilated kitchen; large bathroom; very suitable as a corner-lot design; circular portion of porch works up attractively in design.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST. - ST. LOUIS





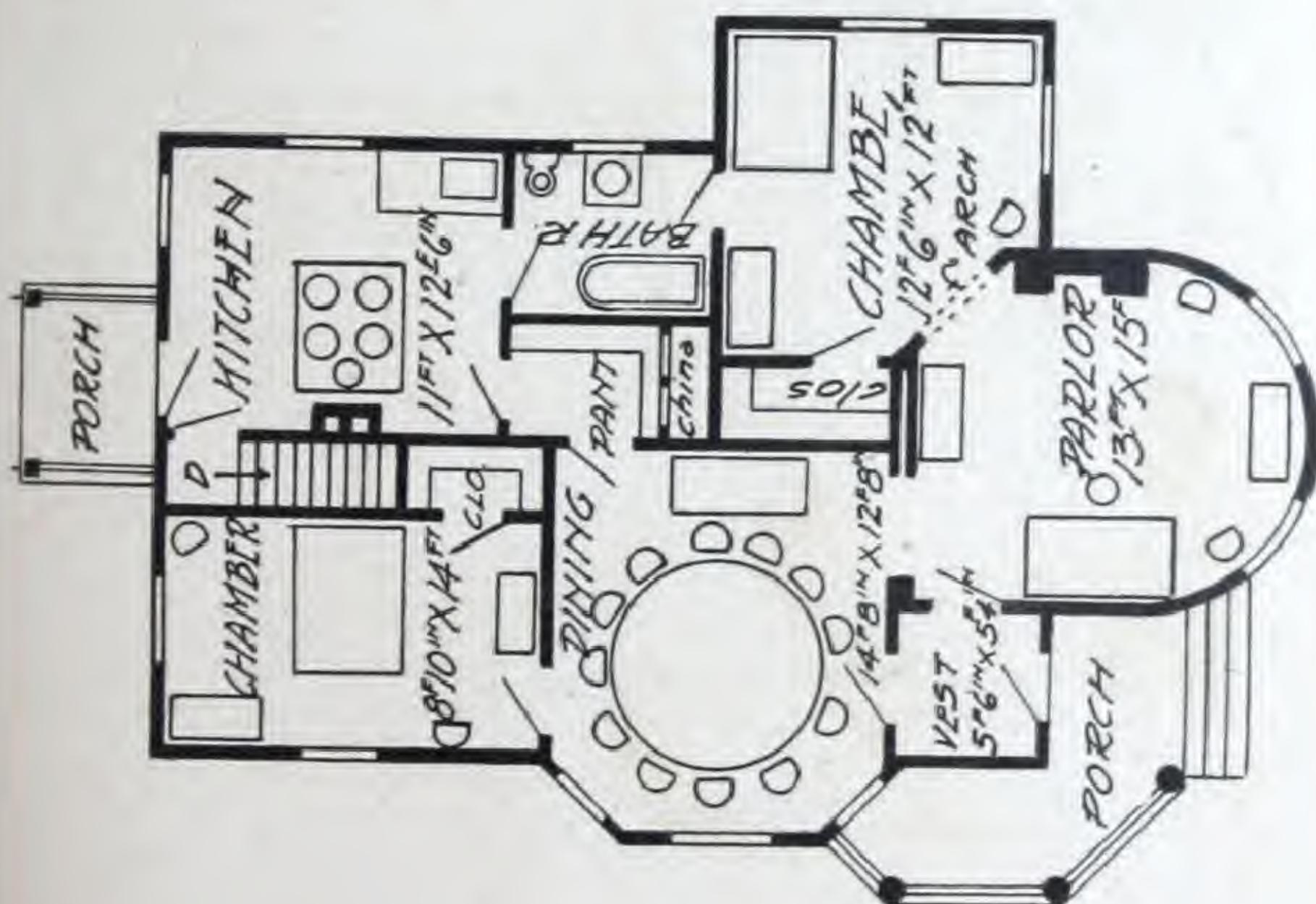
UGGVILLE COTTAGE.—Design 1781-O; cost, \$1,292 to \$1,342; plans, \$10. Special features: Large dining-room; bay-shaped rooms give good ventilation; servant's room convenient; large 8-foot veranda; attractive gambril roof gable.

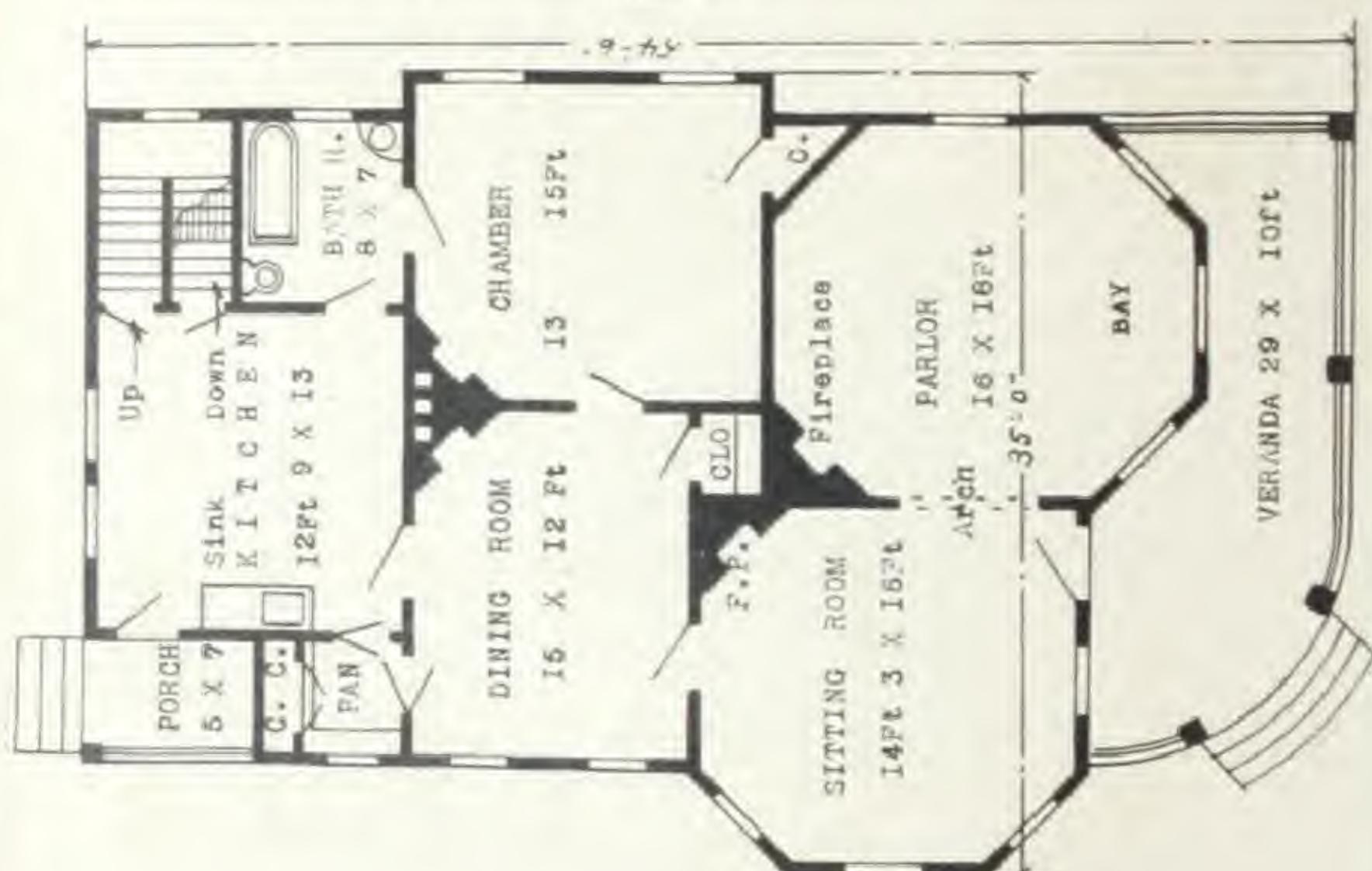
HERBERT L. CHIVÈRE - ARCHITECT - 100 N. 7TH ST - ST. LOUIS



YNAAK COTTAGE.—Design 2343-O; cost in frame, \$989 to \$1,199; plans, \$10. Special features: Attractive design; pleasant outlook to parlor; neat exterior; attractive octagon porch; convenient bath-room. Design strictly colonial in detail.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS





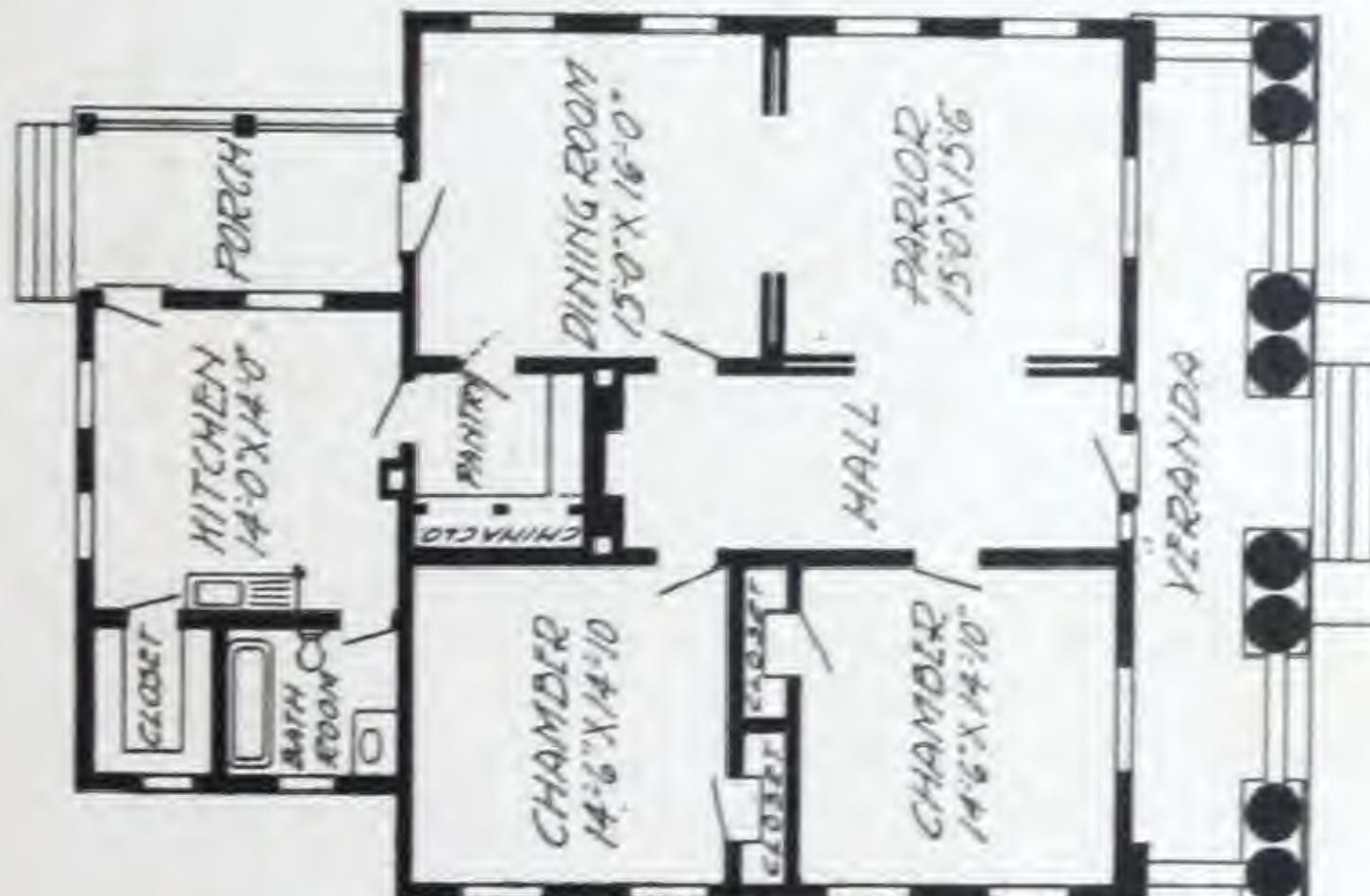
YERGER COTTAGE.—Design 2400-O; cost in frame, \$1,092 to \$1,180; plans, \$10; story height, 10 ft. Space for four rooms above. Special features: Attractive bay-shaped rooms; convenient bath-room; attractive porch; planing-mill ornamentation.

HERBERT C. DIVIERE - ARCHITECT - 100 N. 7TH ST - ST. LOUIS



LIFTON SPRINGS COTTAGE.—Design 89-O; cost, \$1,592 to \$1,652; very complete plans, \$10. Suitable for a Southern house; story height, 11 ft. Also Clifton Springs No. 2, Warrentown design, in stone; plans, \$10; with porch on reversed side, with rear hall, with bath opening onto rear hall. Also Clifton Springs No. 3, Atkinson design, plans \$10; same as above, reversed, with larger rooms; parlor where front chamber is, size, 14.6x16 ft.; with chambers 15x16 and 15x15 in size, with doors from each opening onto a side porch, with rear stairs going up from attic. Pier foundation; general dimensions, 40x55.

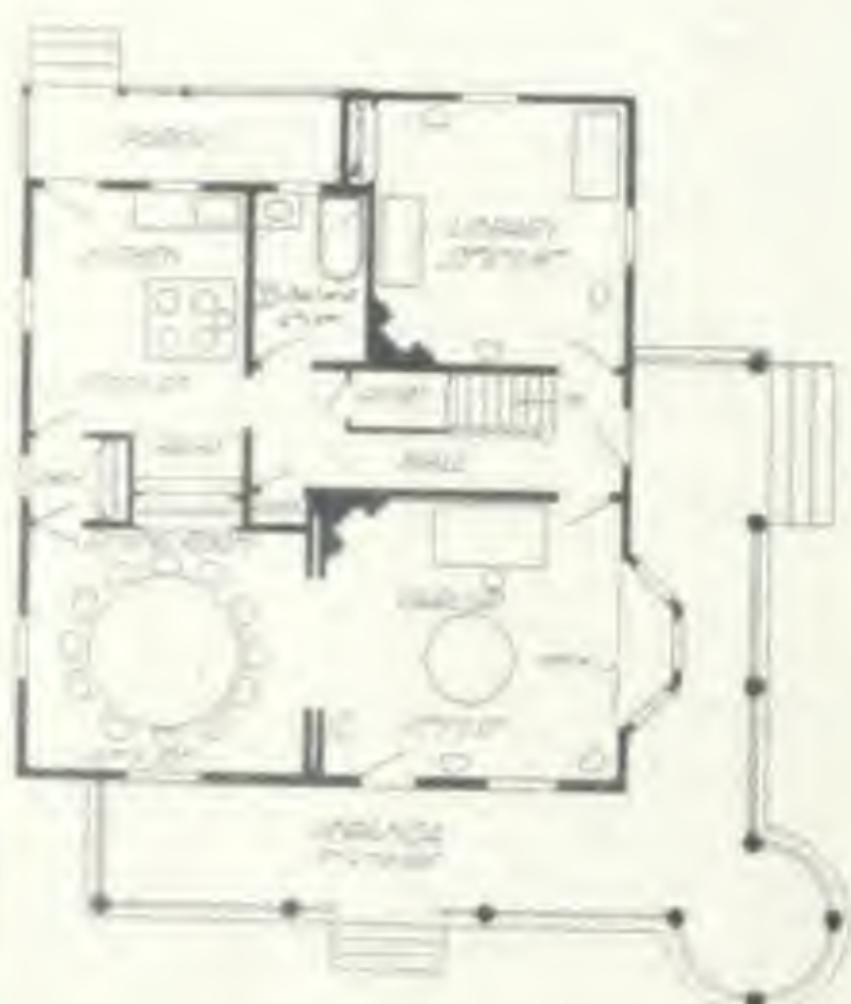
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ARRIS.—Design 2333-O; cost in frame, \$1,490 to \$1,590; plans, \$10; story heights, 9 ft. 6 in. and 9 ft. Special features: Wide verandas; large parlor; front rooms full story; front of house is not cut up by the customary reception hall.

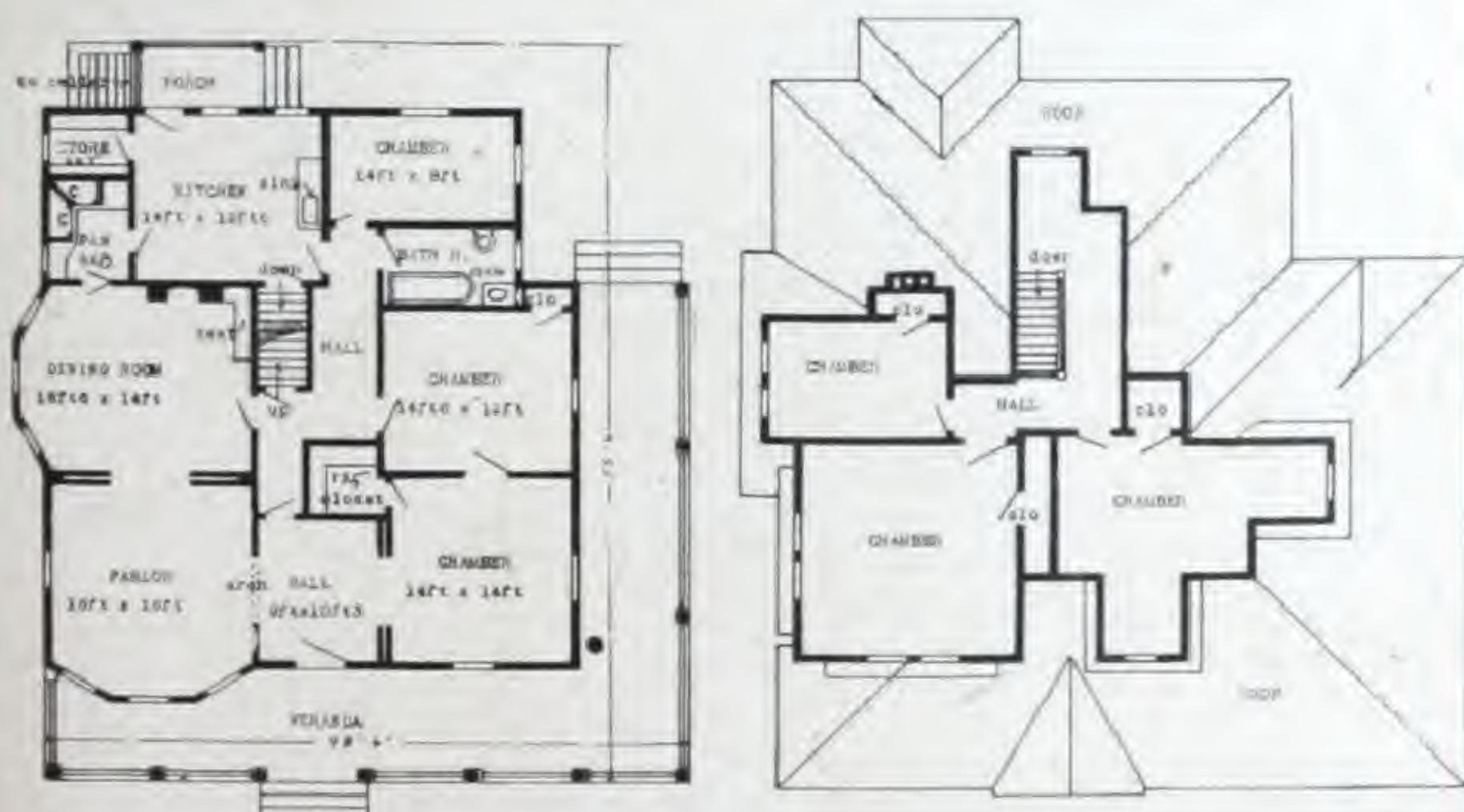
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ORUNNA COTTAGE.—Design 1932-O; cost in frame, \$1,892 to \$1,940; plans, \$15; story heights, 9 ft. 6 in. Special features: Full story to tower roof; good exterior; large rooms; neat design; imposing frontage.

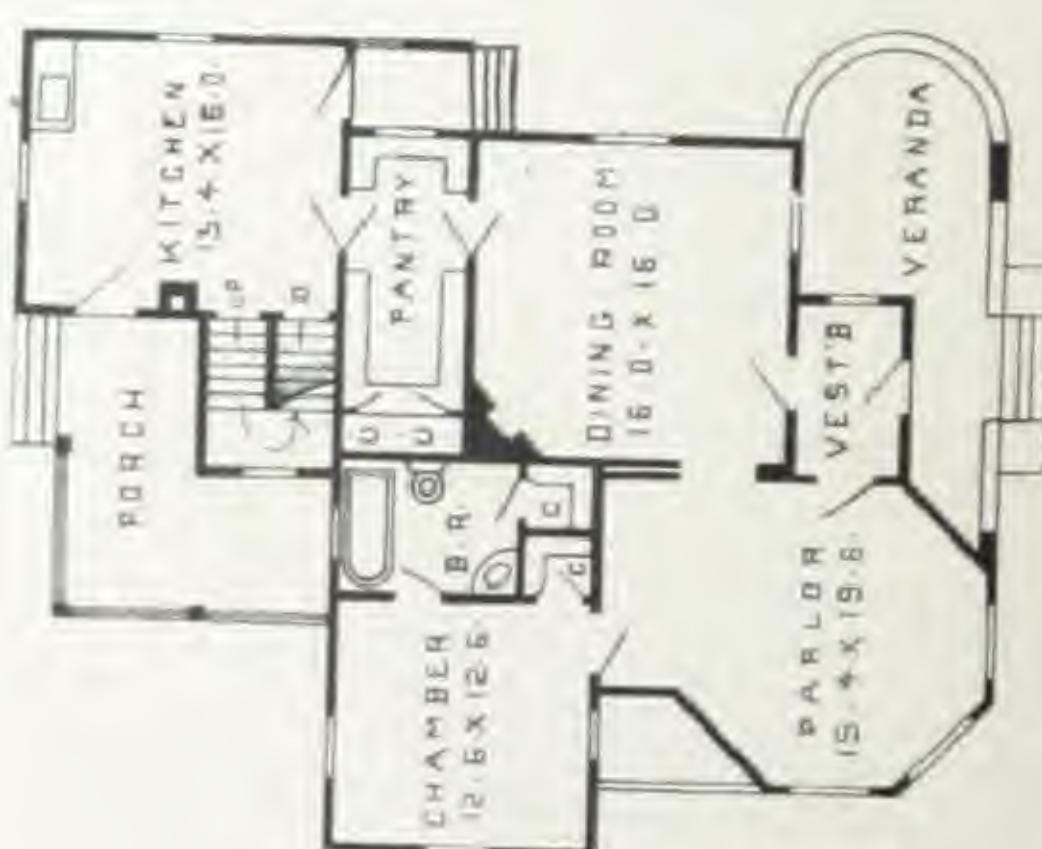
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ROOKSVILLE COTTAGE.—Design 8200-O; in frame, \$1,092 to \$1,290; plans, \$10; story heights, 9 ft. and 8 ft. 6 in.; floored attic with space for two good sized rooms. Special features: Practical and attractive design; well-ventilated rooms.

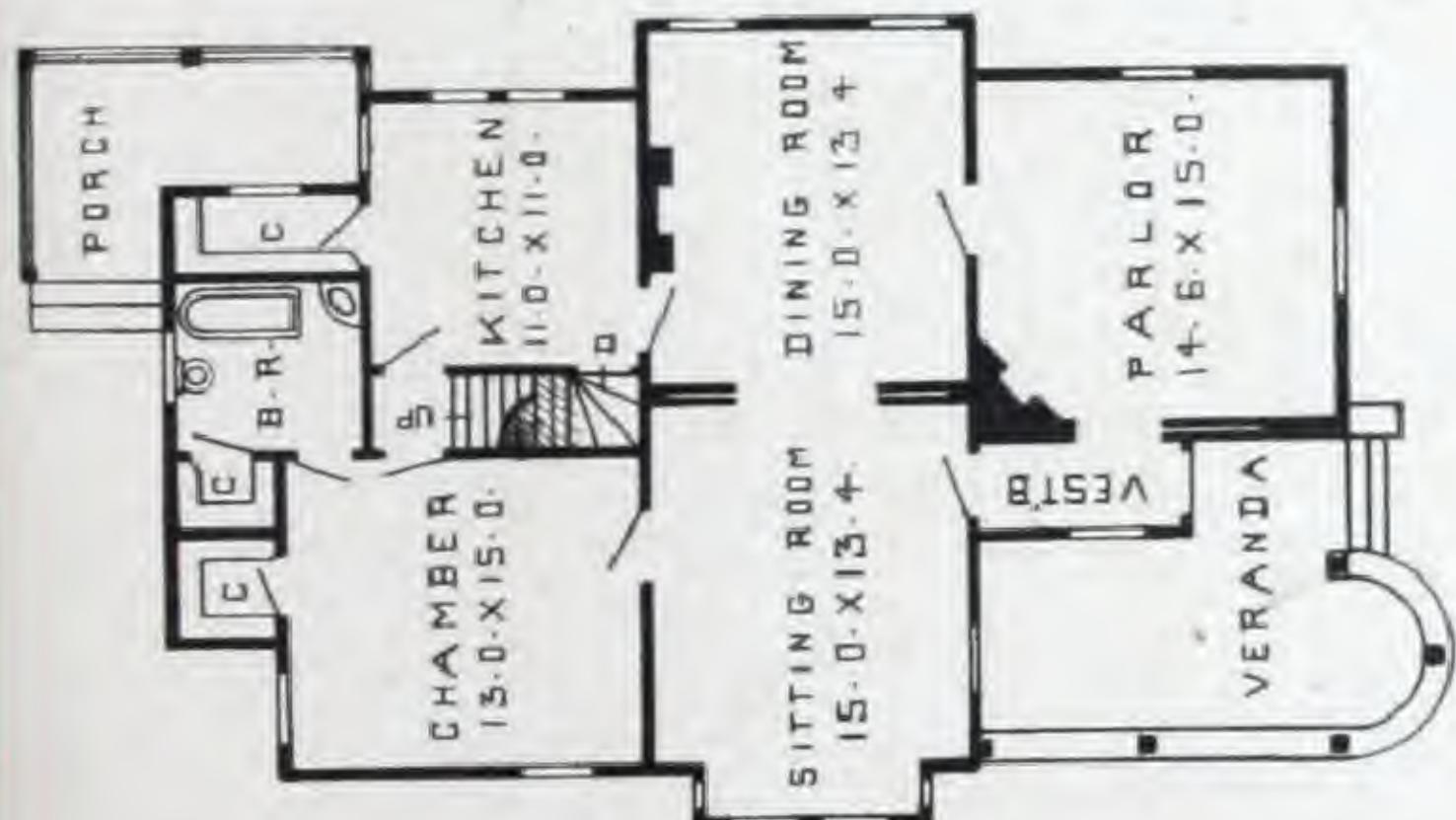
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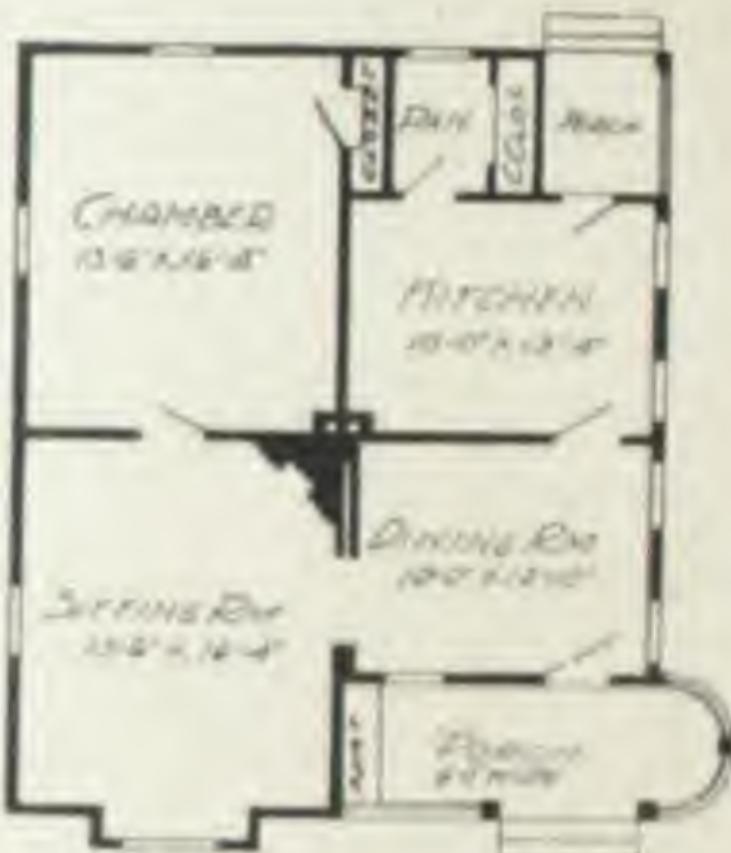
GROVE LAKE COTTAGE.—Design 9789-O; in frame, \$1,098 to \$1,298; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. attic. Special features: Wide porch, convenient bath-room; attractive shingle design. Grove Lake No. 2, Brainard design, parlor 16 ft. 6 in. by 14 ft. 10 in.; dining-room, 17 ft. 2 in. by 13 ft. 4 in.; sitting-room, 18 ft. 2 in. by 13 ft. 4 in.; kitchen, 14 ft. 6 in. by 11 ft.; chamber, 16 ft. by 11 ft. 6 in.; with rear porch.

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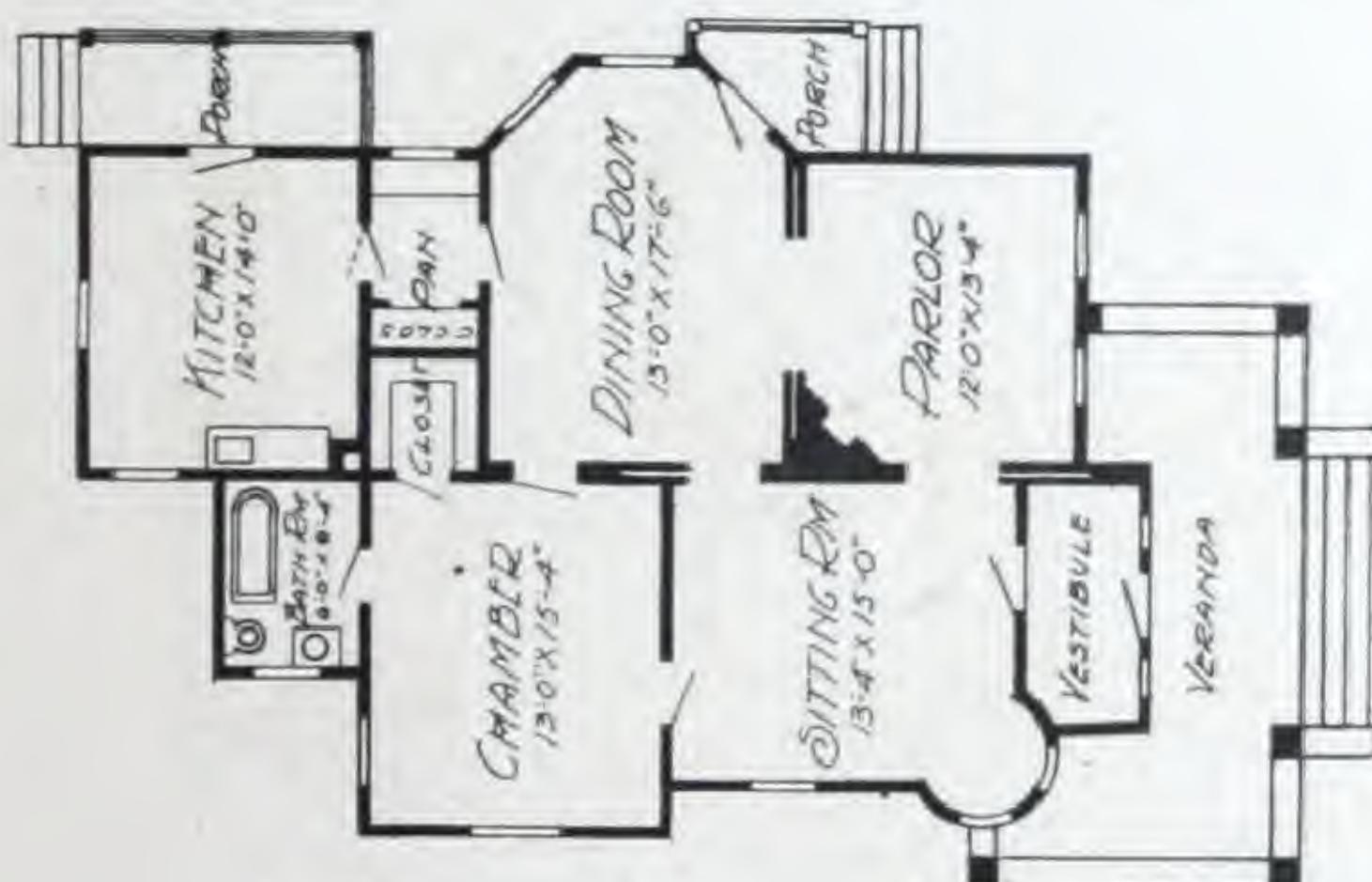
CASSVILLE COTTAGE.—Design 9742-O; in frame, \$650 to \$799; plans, \$10; special features:] Compact plan; attractive and novel exterior.



CARR COTTAGE.—Design 4201-O; in frame, \$750 to \$799; plans, \$5; story height, 10 ft.



APINSVILLE COTTAGE.—Design 7142-O; in frame, \$1,492 to \$1,785; plans, \$15; width, 27 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Attractive design. Plan No. 2, same as above, but reversed, with sitting-room 13.4x13 ft.; parlor 13 ft. 6x15 ft. 6 in.; bath-room connects also with kitchen, with 4x6 ft. kitchen closet back of bath-room and stairs to attic from dining-room and stairs to basement.





SILVERLAKE COTTAGE.—Design 7048-O; in frame, \$1,292 to \$1,496; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Large porch and vestibule. Silverlake No. 2, Livingston design, with no fire-place in parlor; with an additional 14 ft. 4x13 ft. 4 in. chamber at rear, with bath connection. House 36x54 in size. Luzon design No. 3, same as above, but reversed, with porch across front, with 7x14 ft. alcove at side of parlor and no fire-place, bath-room or rear stairs.

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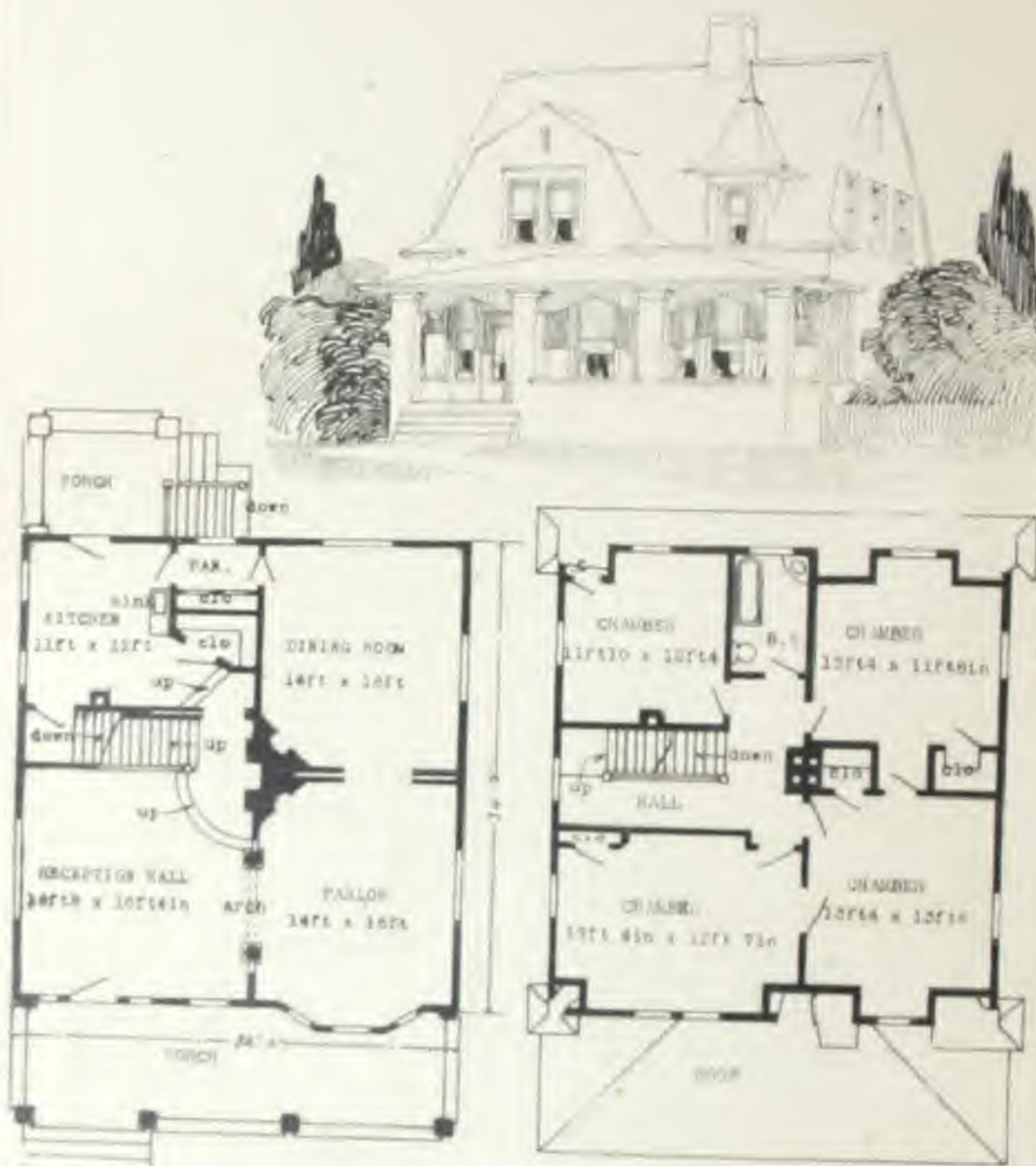




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ARCHITECT-ST. LOUIS.

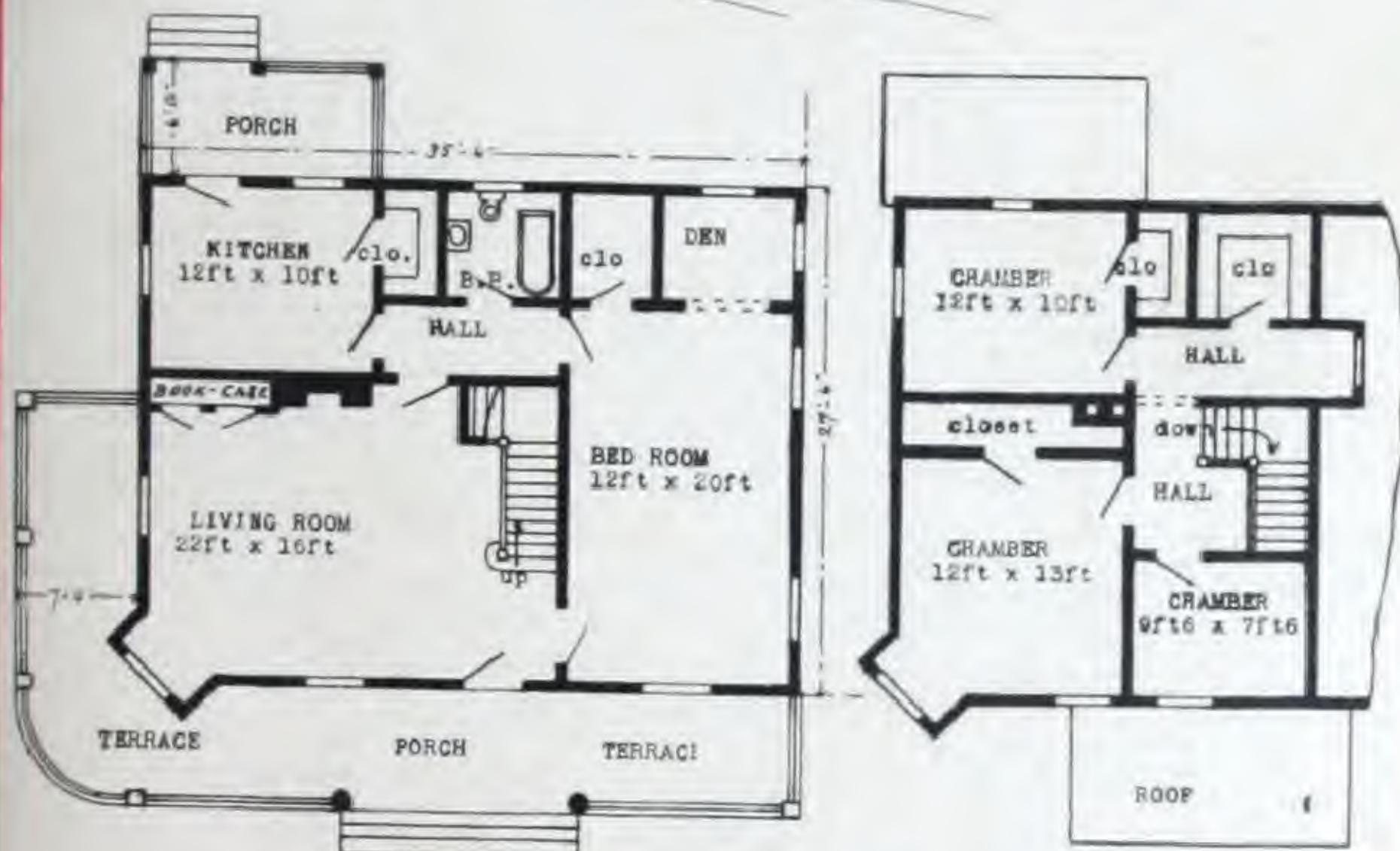
PITTSBURG RESIDENCE.—Design 1022-O; in frame and stone, \$2,-
800 to \$3,000; plans, \$35.





1. SDON RESIDENCE.—Design 1927-O; cost in frame, \$1,492 to \$1,590; plans, \$10. Special features: Attractive landing at stairs; wide veranda; bay to parlor; good closet space; combination stairs.

WILSON, ROBERT - ADOLPHUS GALT - 100 W. 49TH ST - 87-15044



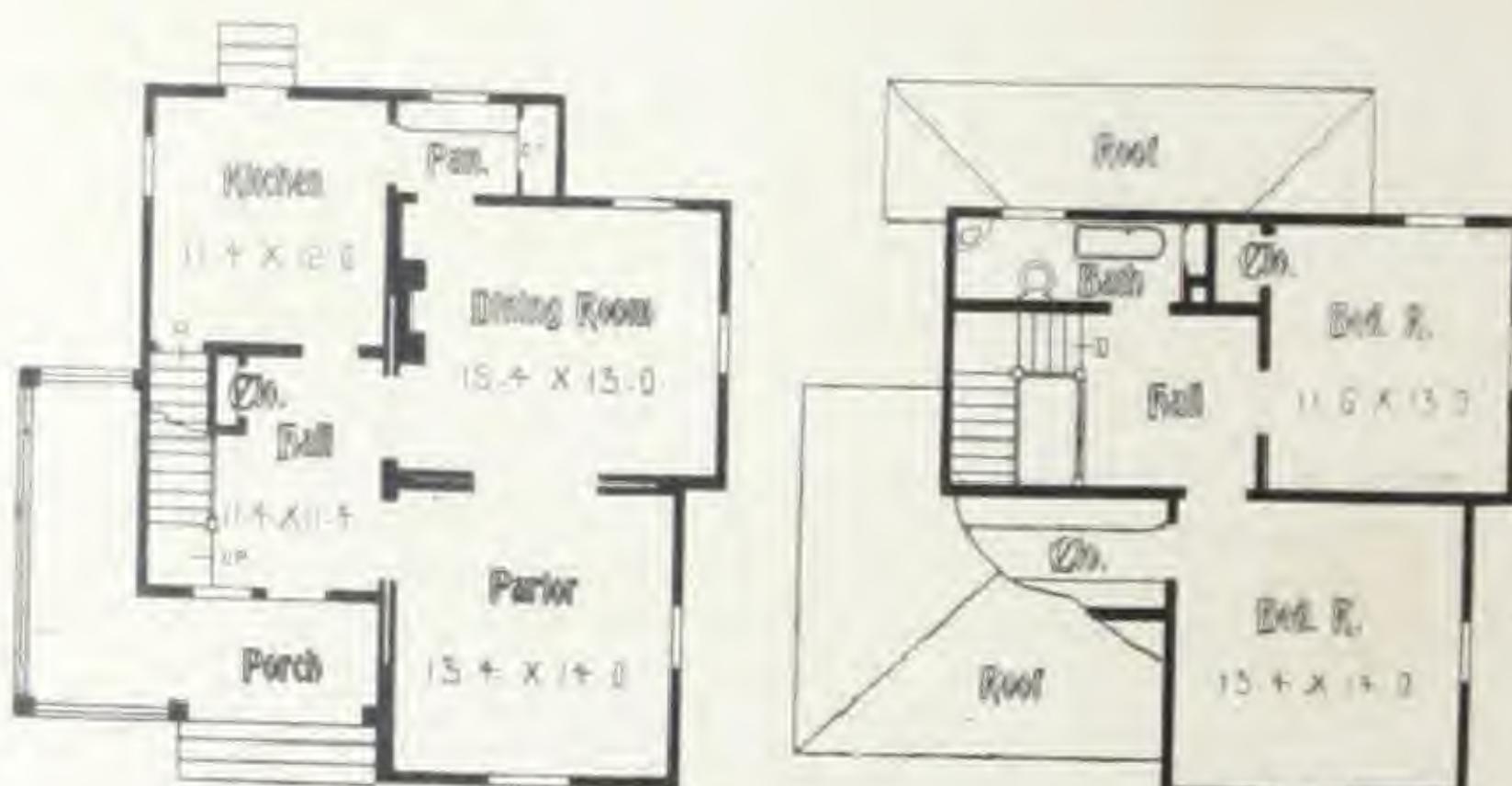
CONSTANTINE RESIDENCE.—Design 1981-O; cost in frame, \$1,492 to \$1,598; plans, \$10. Special features: Large living-room; good sensible and home-like arrangement on first floor; large bed-room; wide spacious veranda.

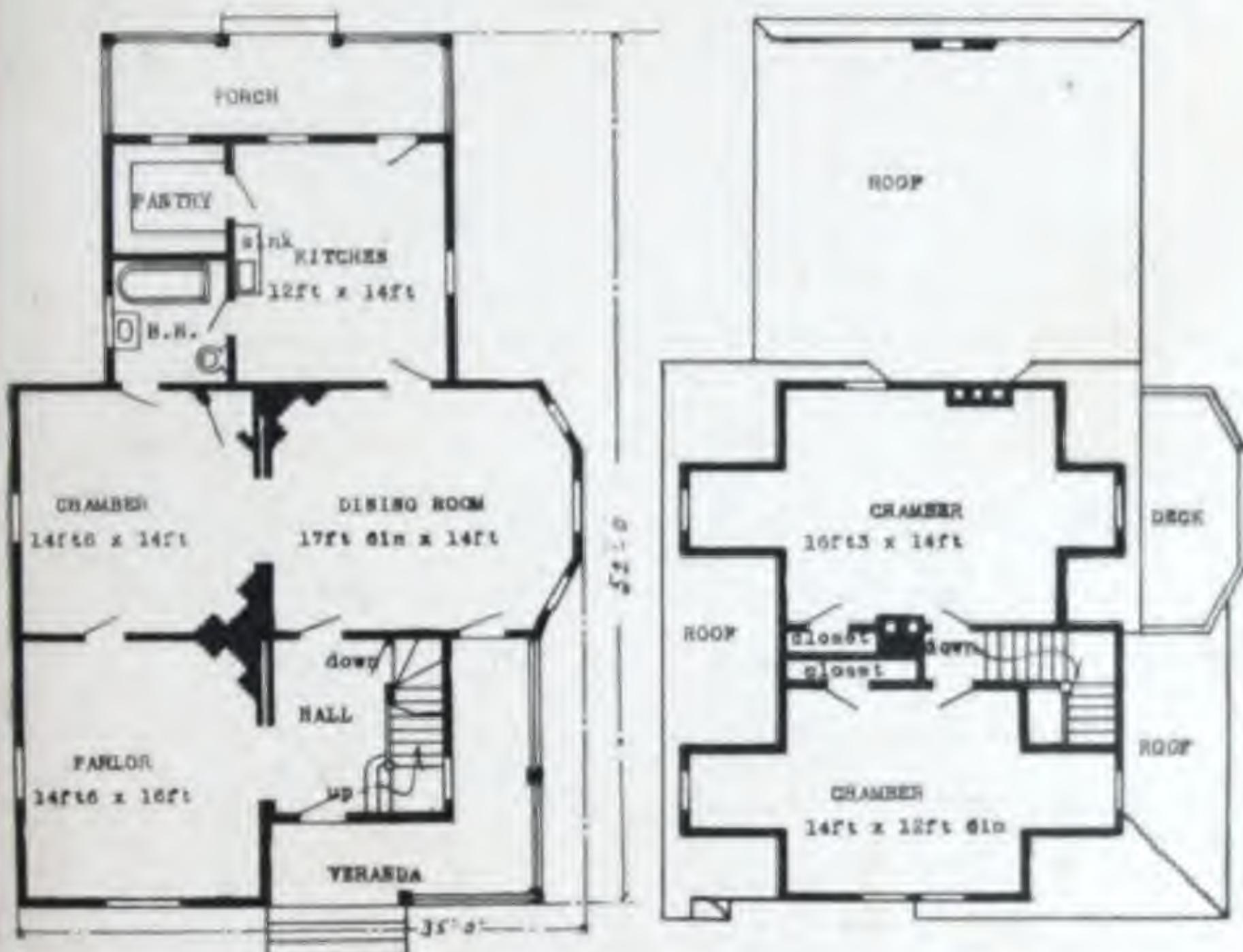
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HERRYVILLE COTTAGE.—Design 1958-O; in frame, \$1,396 to \$1,498; plans, \$10; width over all, 34 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story in front chamber. Special features: Simple and practical porch; neat detail work; clean-cut exterior.

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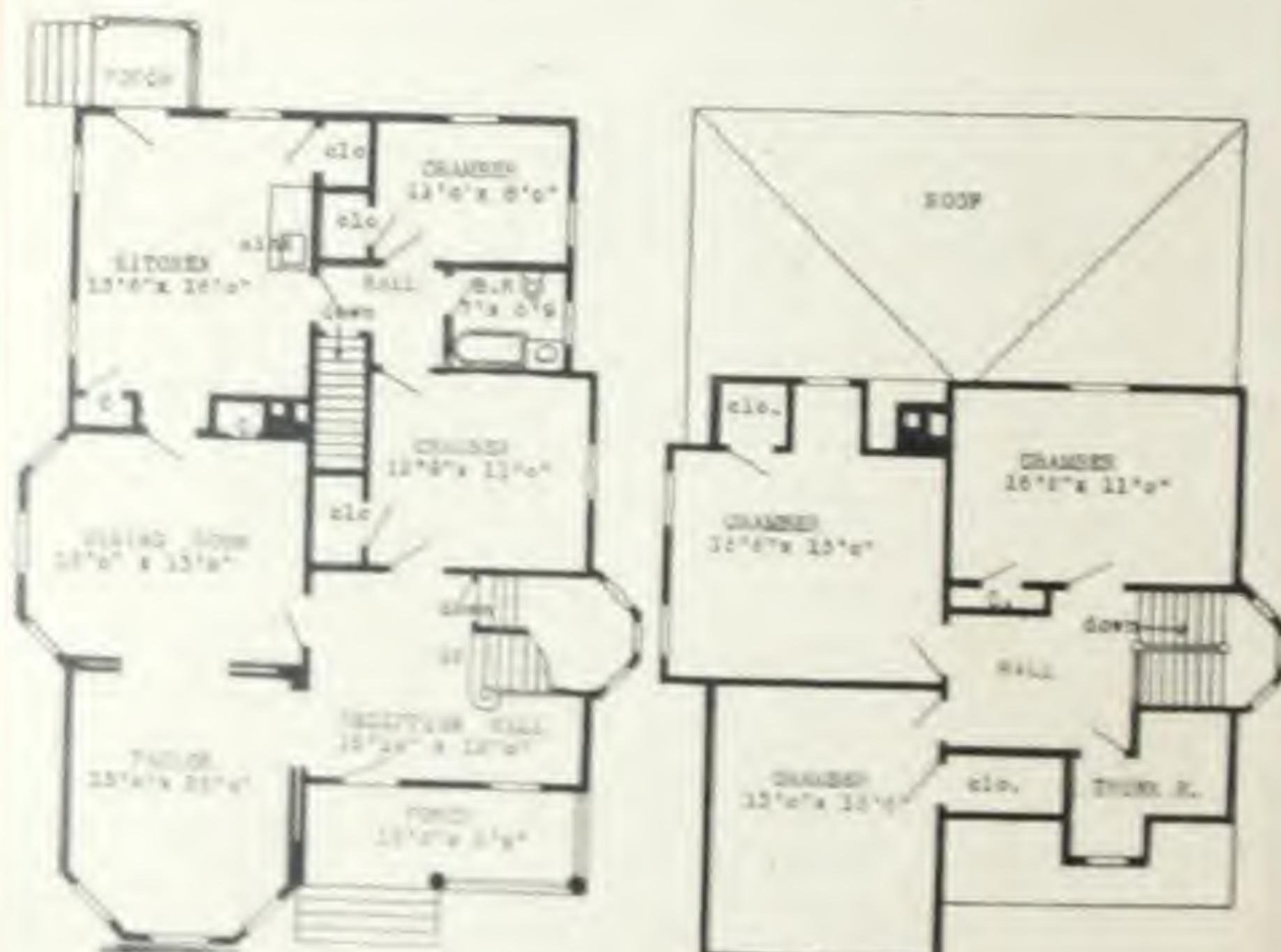


RUNSWICK RESIDENCE.—Design 1905-O; cost, \$1,092 to \$1,180; plans, \$10. Special features: Convenient bath-room; large dining-room; neat exterior; attractive chimneys and dormer windows; large bath-room.

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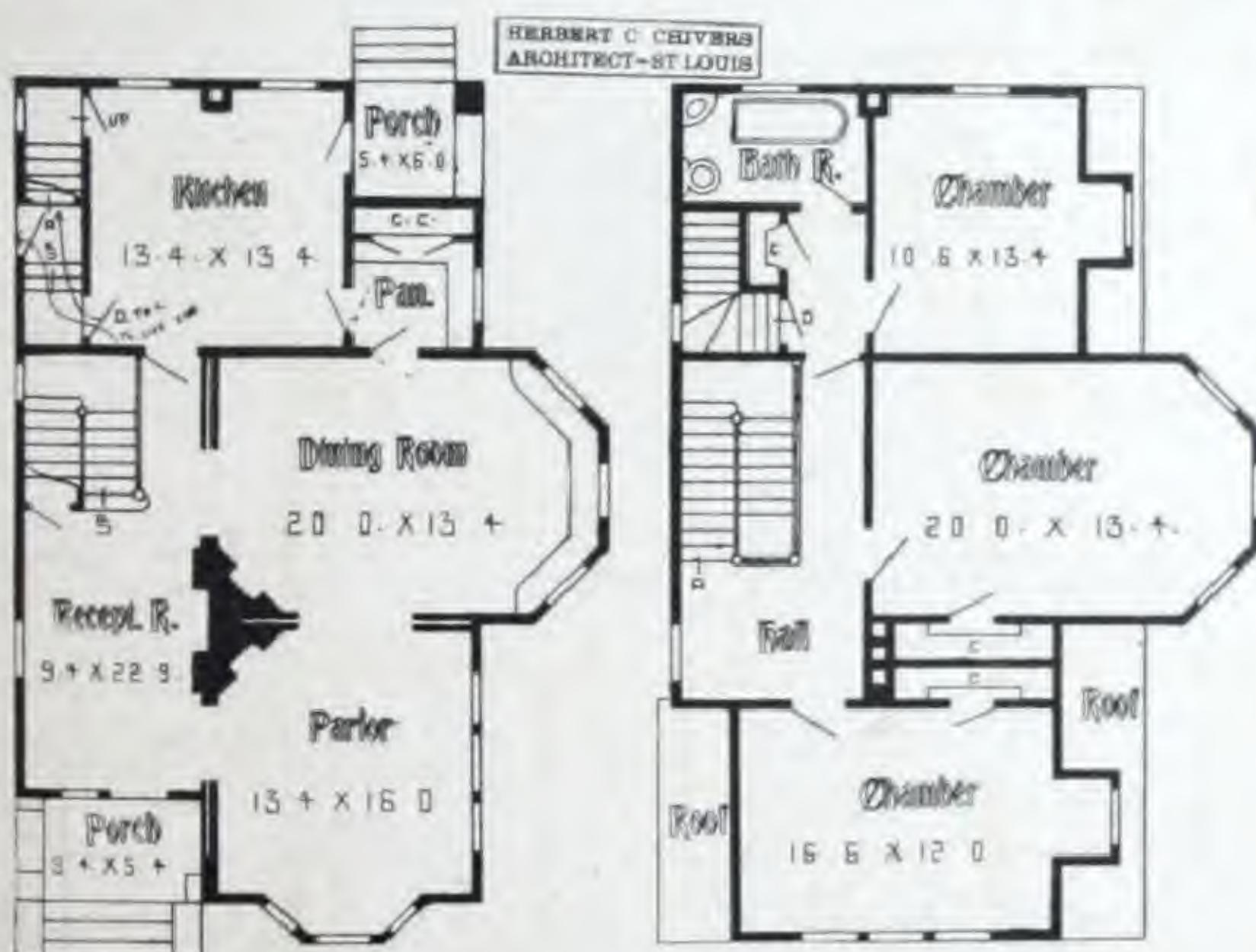


YPSUM RESIDENCE.—Design 1834-O; cost in frame, \$2,390 to \$2,478; plans, \$20; story heights; 9 ft. and 9 ft., side walls cut down to 5 ft. Special features: Large bay-shaped rooms; attractive stairs; large rooms to second story.



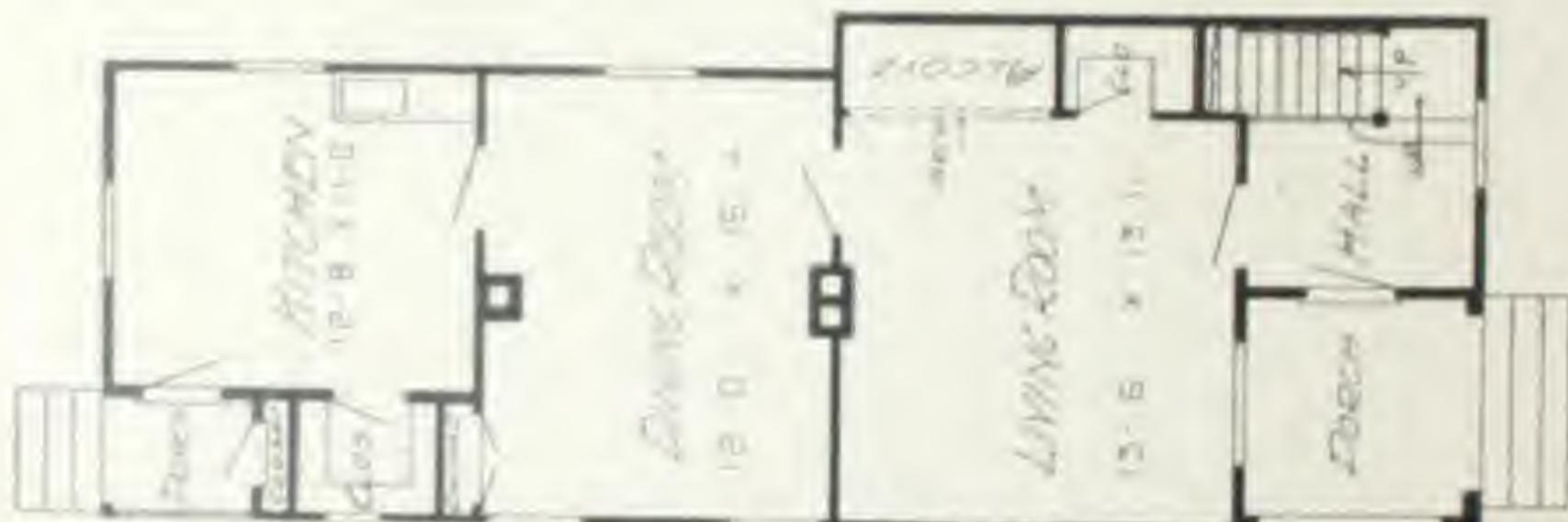
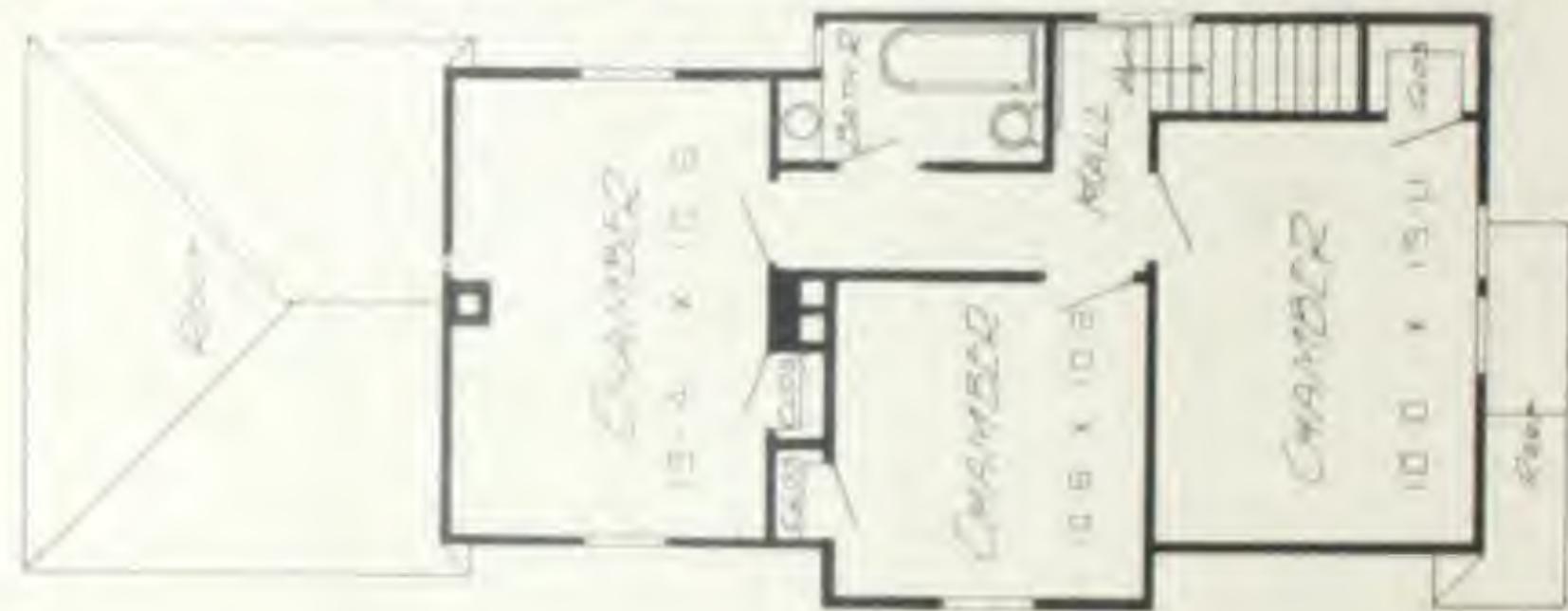


AKDALE COTTAGE.—Design 9074-O; in frame, \$1,290 to \$1,399; plans, \$10; width, 24 ft. 8 in. by 42 ft. 8 in.; width over all, 31 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special features: Wide fire-place in hall; well-ventilated room.



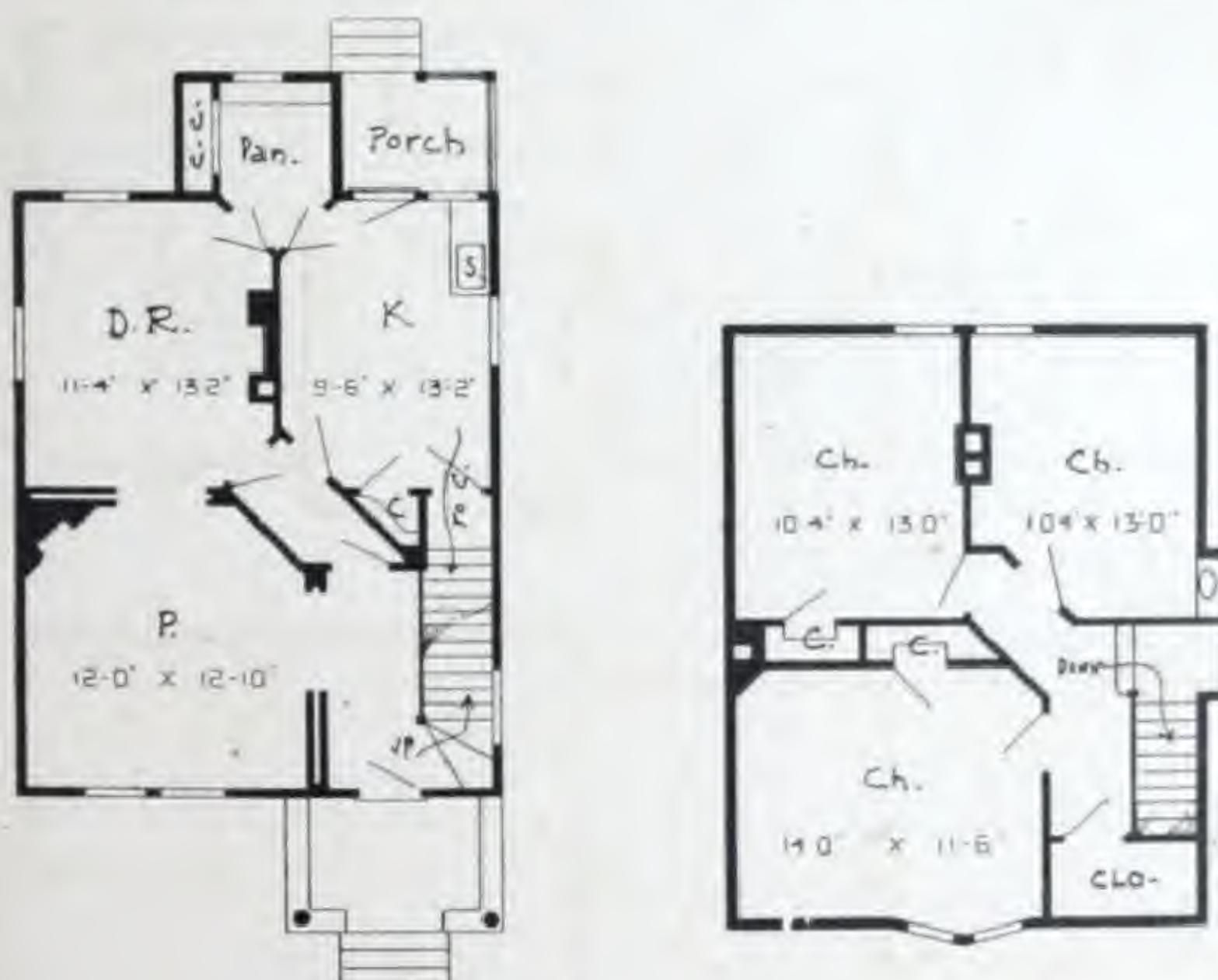


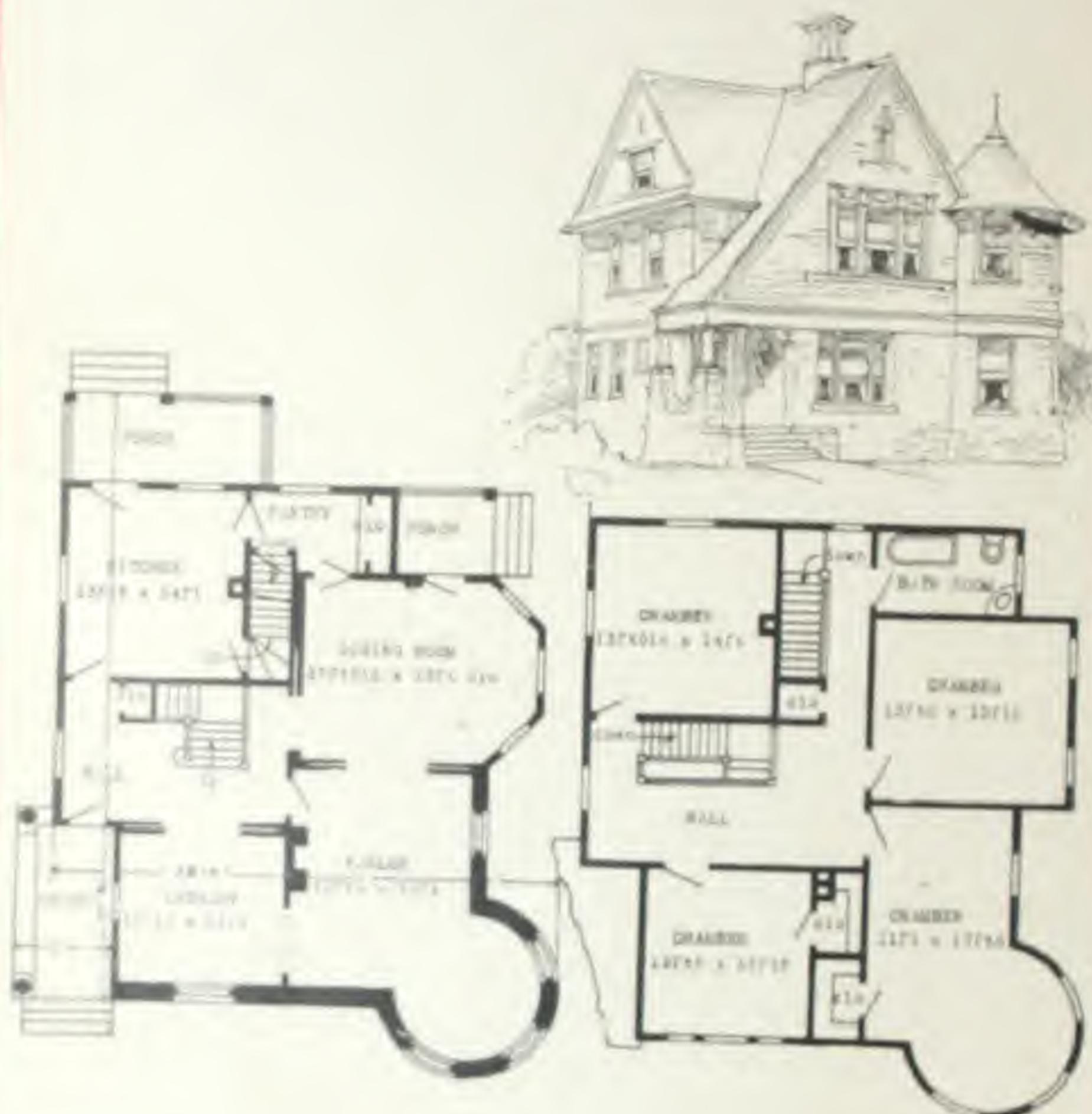
GLOVER COTTAGE.—Design 9082-O; in frame, \$1,192 to \$1,289; plans, \$10; width, 18 ft. by 47 ft. 10 in.; width over all, 18 ft.; story height, 9 ft.





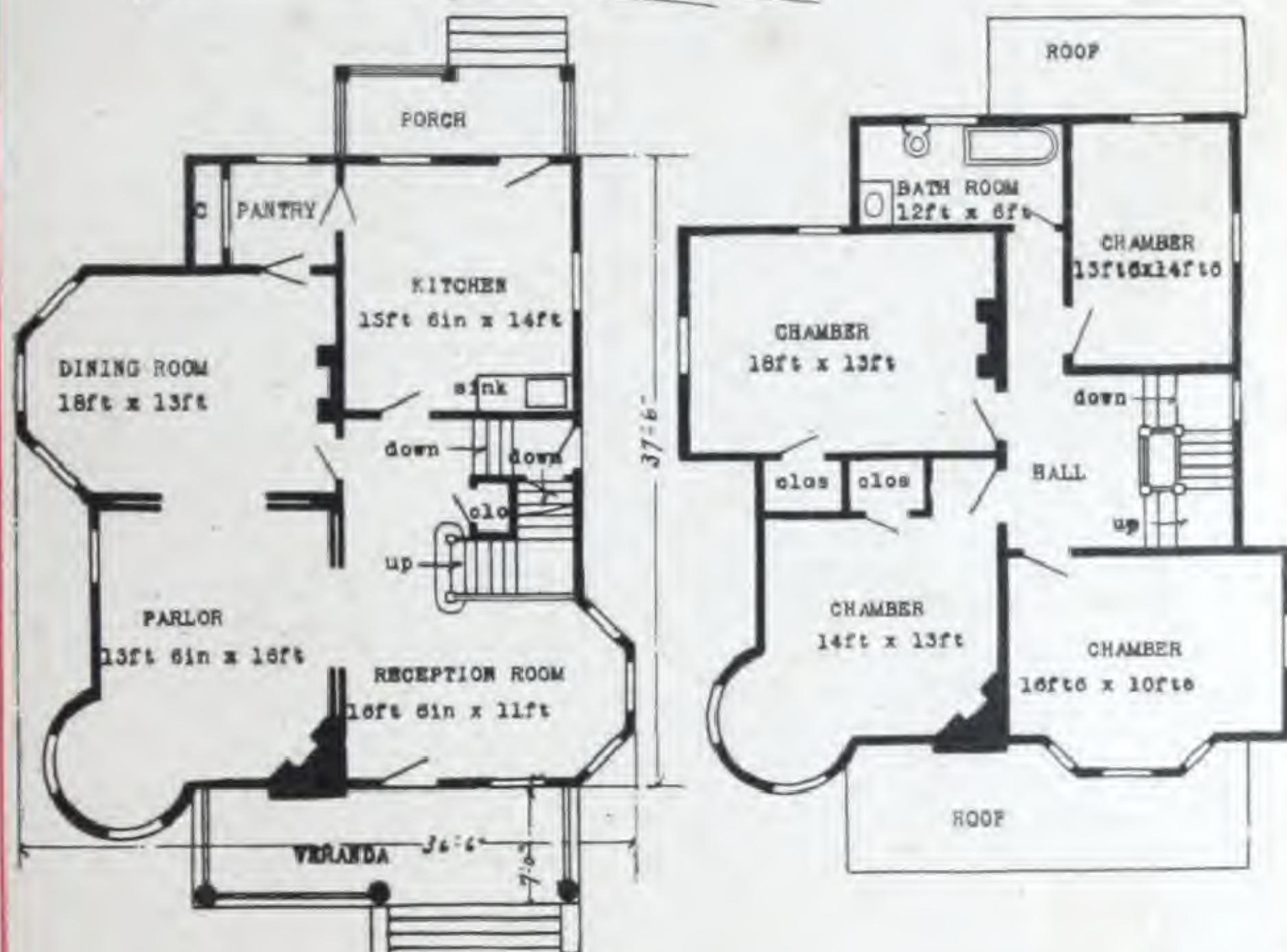
FILMORE COTTAGE.—Design 9642-O; in frame, \$962 to \$1,096; plans, \$10; width over all, 22 ft. 4 in.; story heights, 9 ft. and 9 ft. cut down by roof to 5 ft. 6 in. walls. Special features: Compact plan and neat exterior. Also plan No. 2, Salesbury design, same as above with 12 ft. by 14 ft. parlor; with 11x14 ft. hall; with 11x14 ft. dining-room where kitchen now is; with 10x12 ft. one-story kitchen; with 5x10 ft. wood-shed; with 6x8 ft. bath above; and 4x6 ft. closet to room over present kitchen; with front chamber 20x9 ft.; next chamber 8.6x12 ft.; with 4x8 ft. hall; closet back of this.





ERESCO RESIDENCE.—Design 1848M; cost in stone and frame, \$2,980 to \$3,240; plans, \$27. Special features. Stone work around porch; library and parlor gives stone-house appearance at frame house price; front of house is not cut up with stairs.

WILLARD B. DUNN & CO., ARCHITECTS - 114 K. T. & 81 - ST. LOUIS



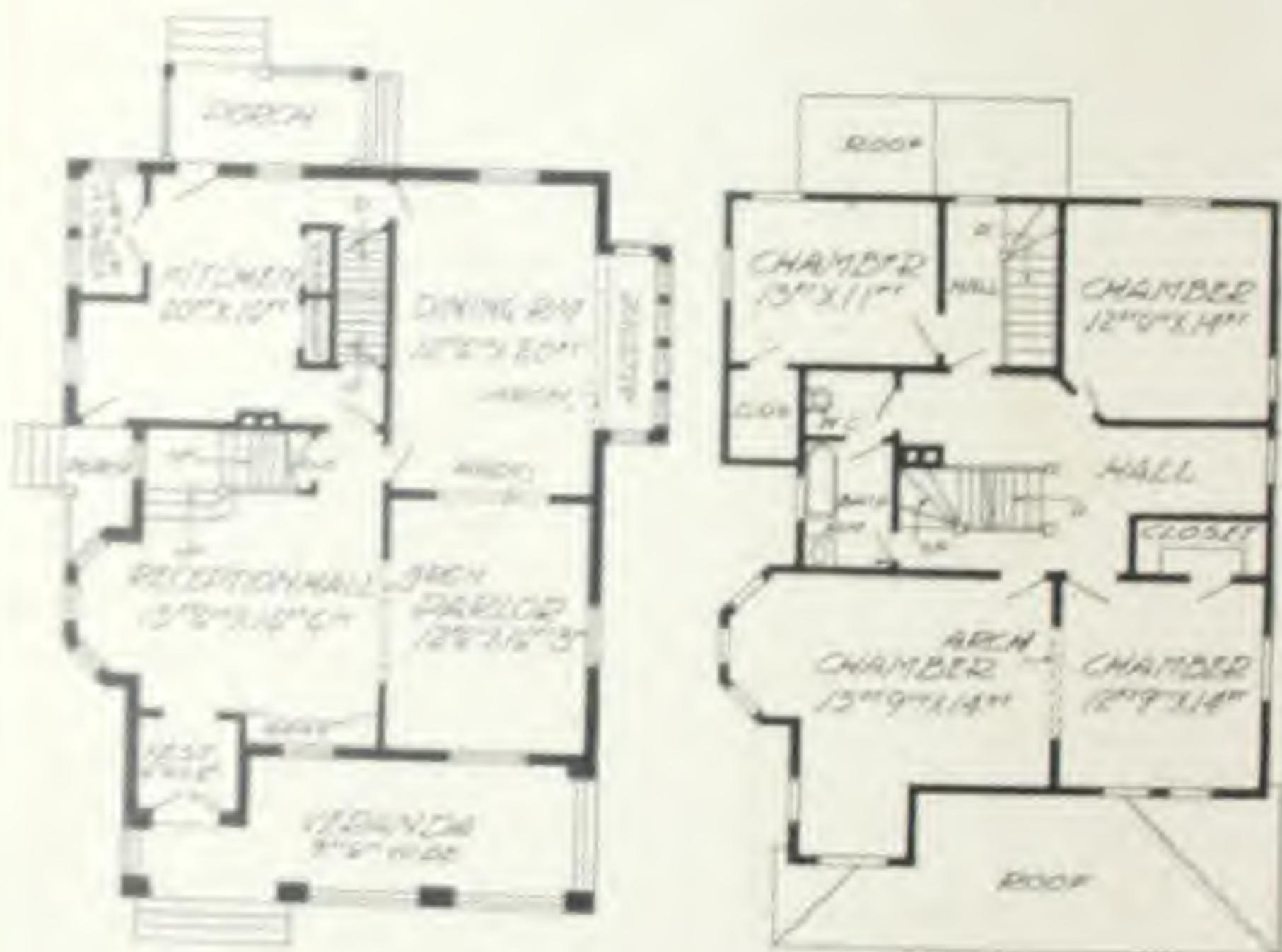
STEMO RESIDENCE.—Design 1847M; cost in frame, \$2,290 to \$2,480; plans, \$25. Special features: Attractive chimney and tower; neat, clean-cut exterior; well-lighted reception room.

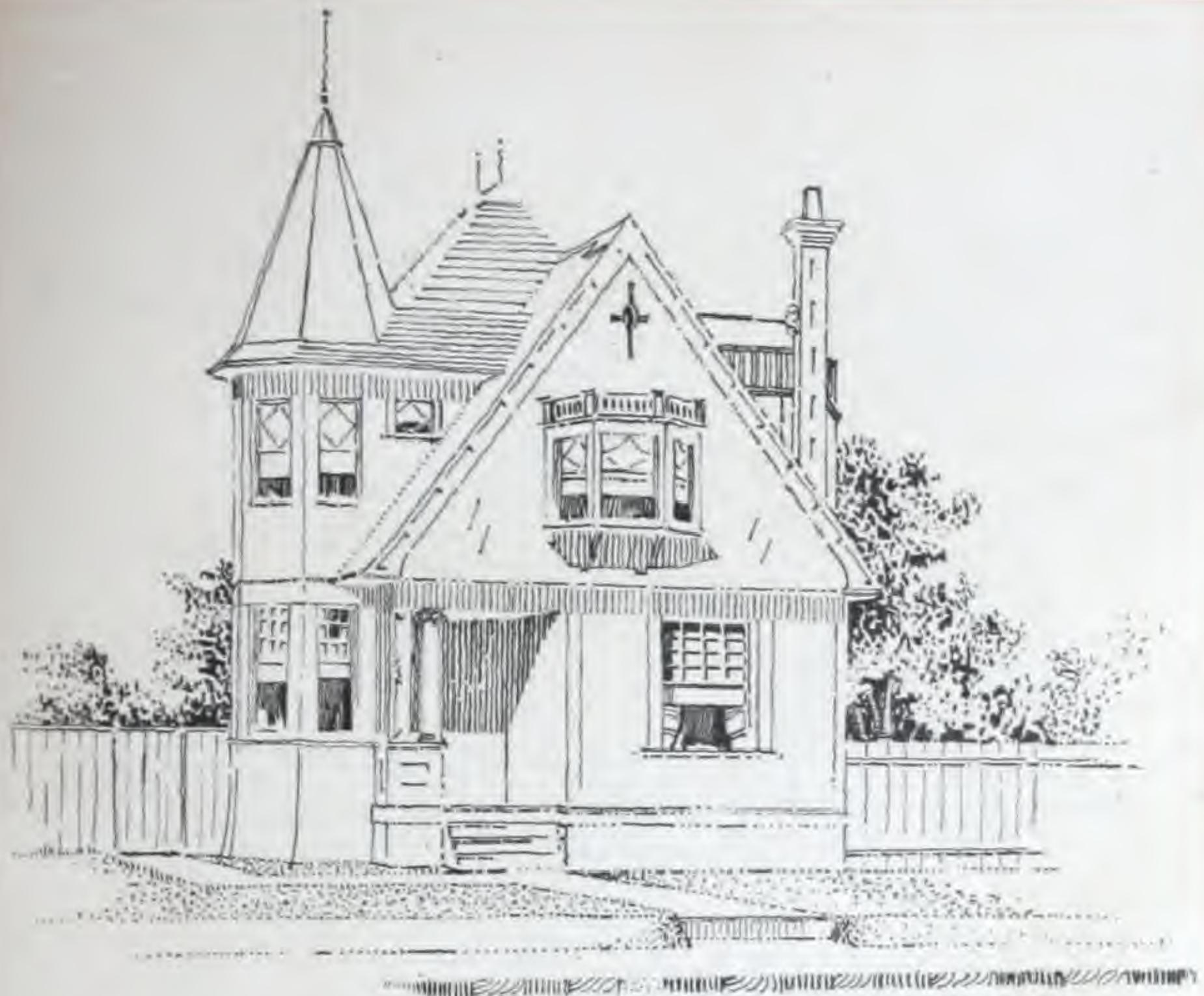
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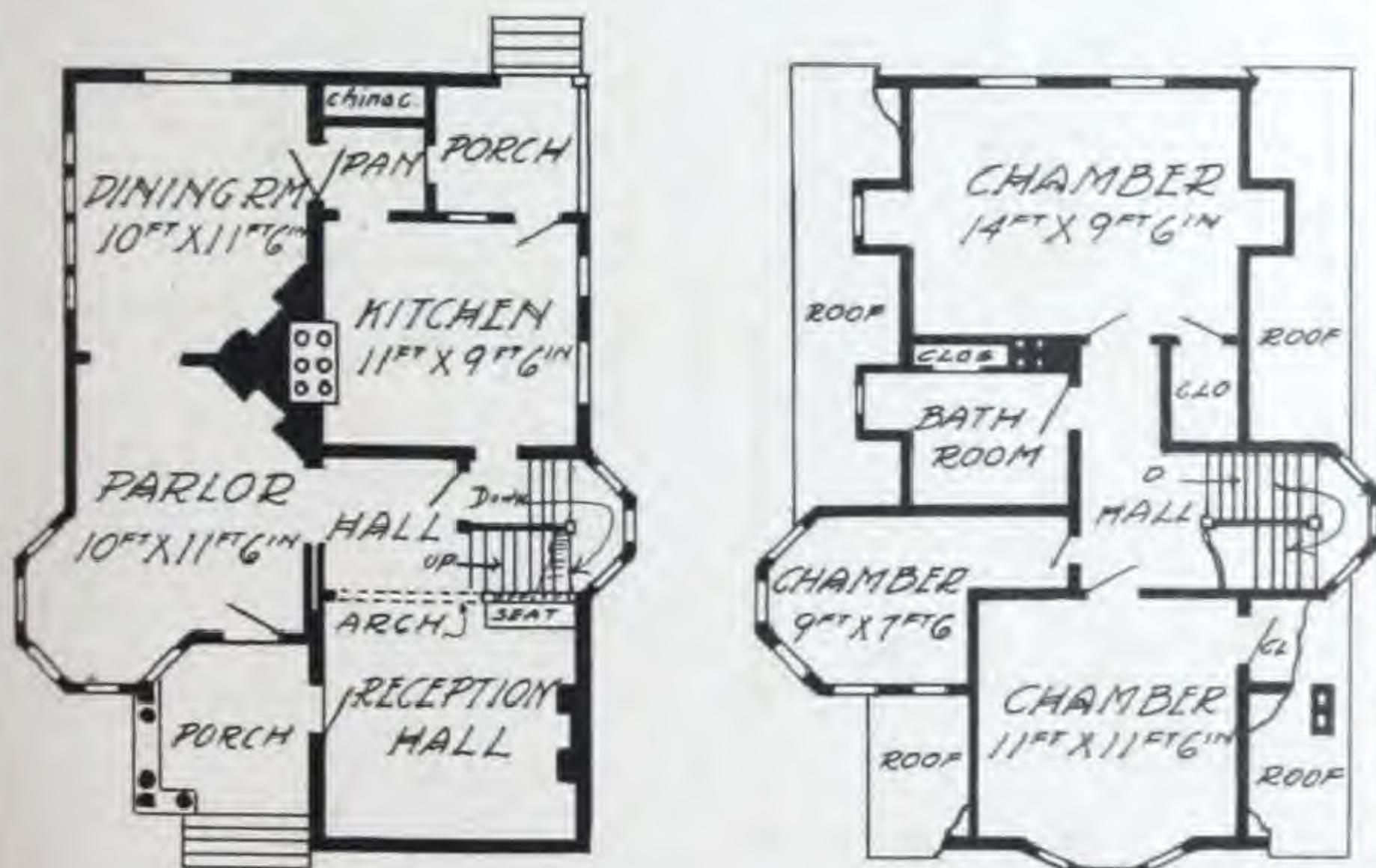
AUGHTON RESIDENCE.—Design 2374-O, cost in brick veneer and frame, \$3,500; plans, \$30. Special features: Conservatory adjoining kitchen; attractive bay to reception hall; separate water-closet in connection with bath room.

WILLIAM H. AUGHTON, ARCHITECT - 1107 F STREET - DC 20004



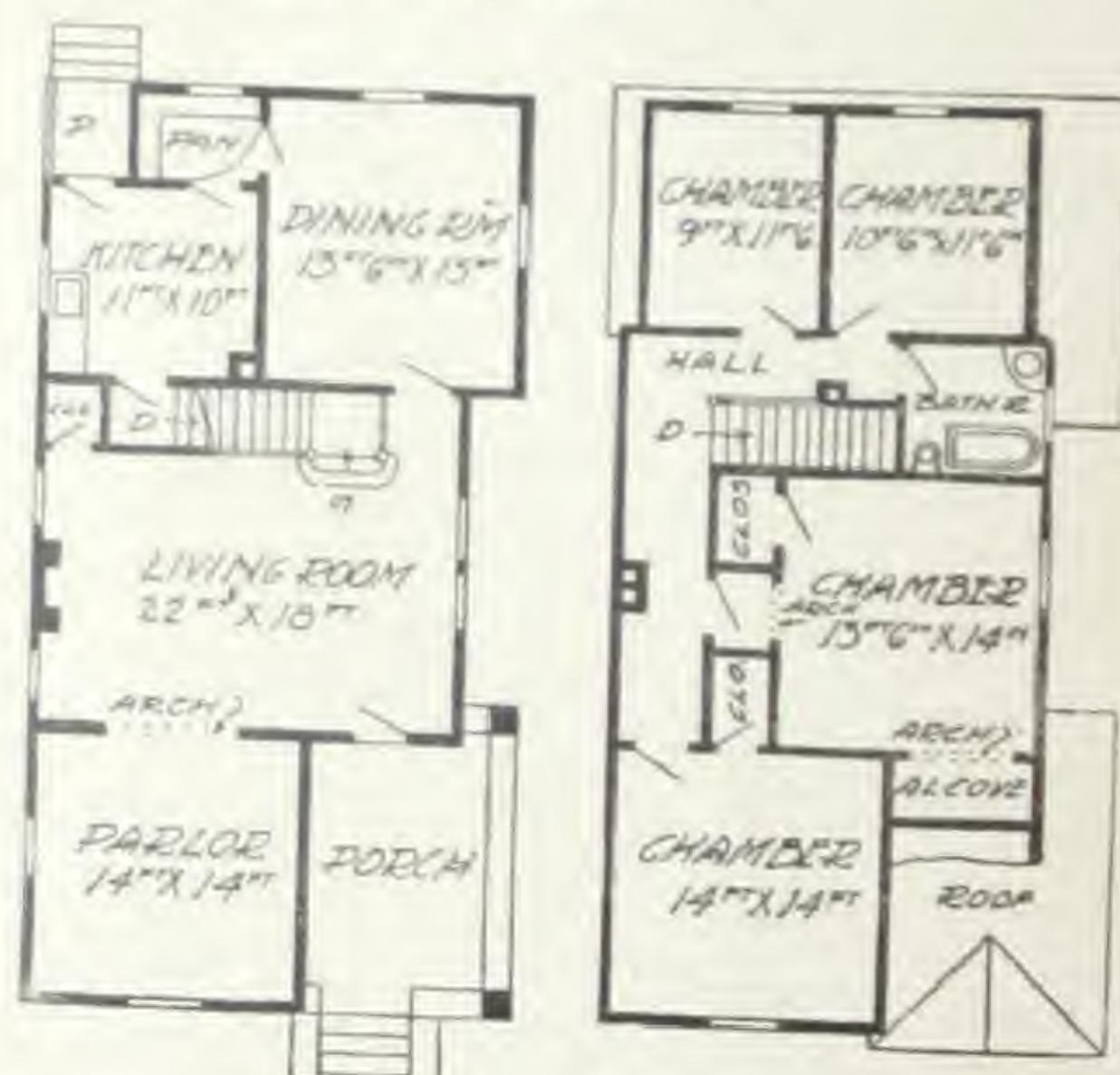


ANATAH COTTAGE.—Design 2375M; cost in frame, \$1,192 to \$1,298; plans, \$10. Special features: Built-in range and separate vent-flue in kitchen; attractive reception hall; neat clean-cut exterior; full story heights; attractive bay in front.



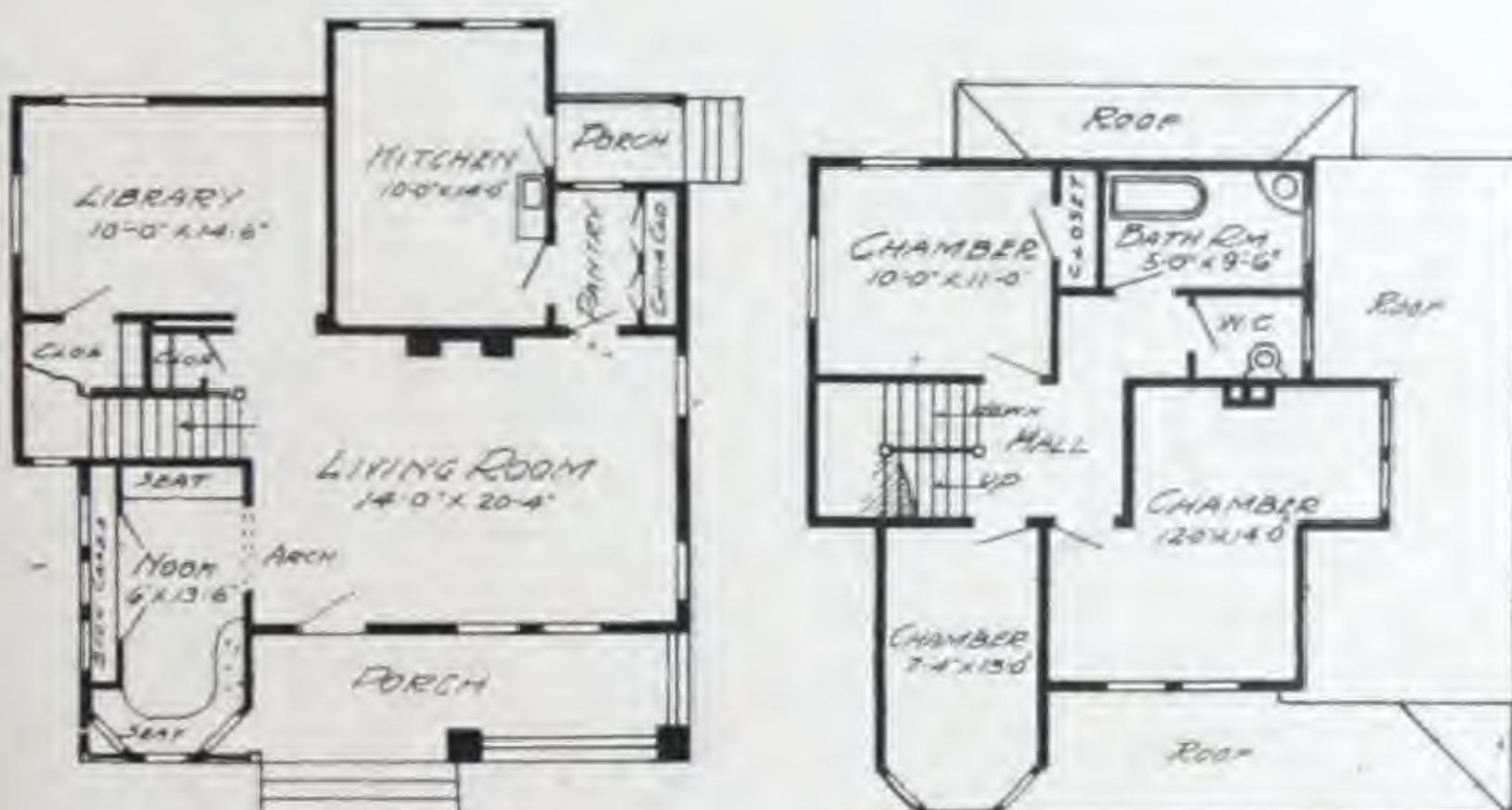


LIGHTWOOD COTTAGE.—Design 2366M; cost, \$1,290 to \$1,392; plans, \$15. Special features: A neat clean-cut design; front chamber full story height; living-room large and well-ventilated; very suitable plan for a narrow lot.



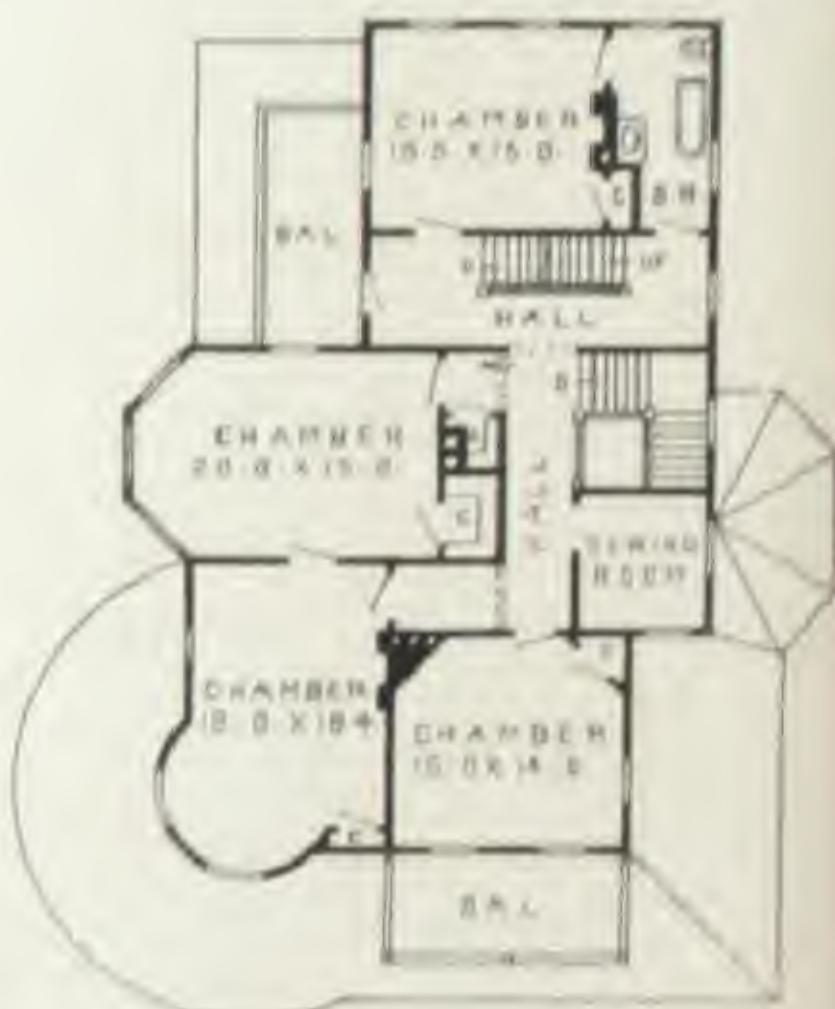
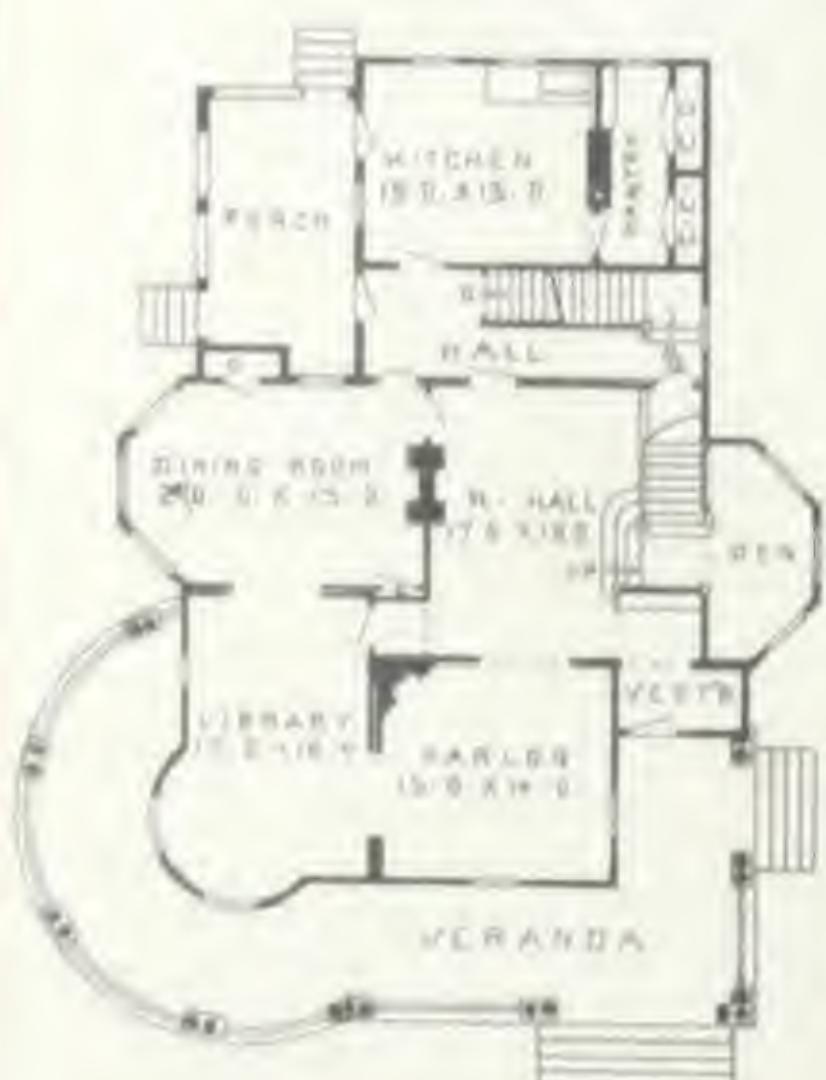


NEWPORT RESIDENCE.—Design 9640M; in frame, \$1,499 to \$1,580; plans, \$15; story height, 9 ft. Special features: Very attractive exterior; nook is suitably arranged for a library with book-cases and bench seats; very large and attractive living-room.



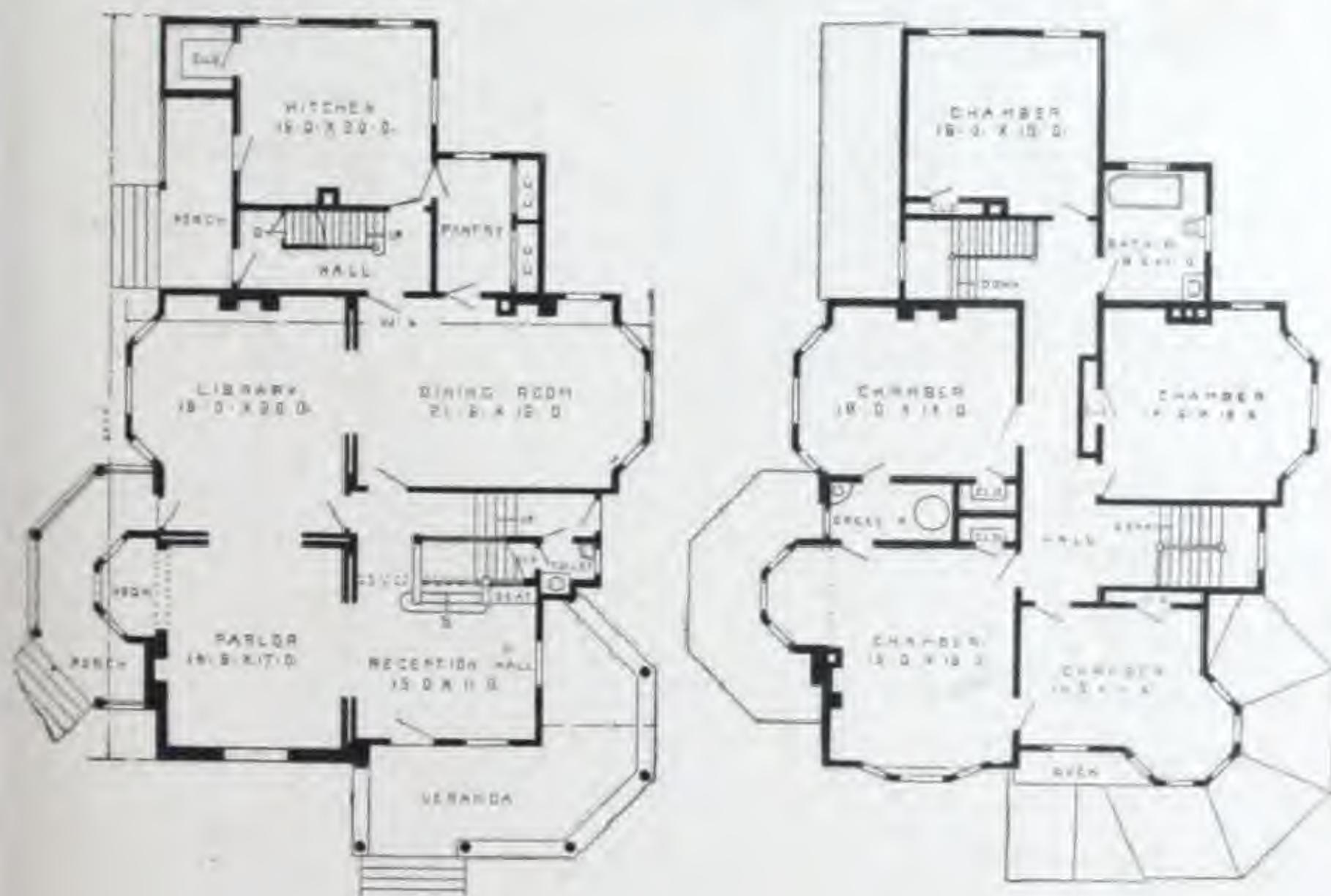


LONGVIEW RESIDENCE.—Design 6-O; cost, \$3,000 to \$3,500; size, 33 ft. 6 in. by 54 ft. 6 in.; story heights, 11 ft. and 9 ft. 6 in.; plans, \$30. Special features: Front of house not cut up by stairs; large attractive balcony. A very attractive design.





TIPPECANOE RESIDENCE.—Design 1829-O; cost in frame, \$2,980 to \$3,590; plans, \$25. Special features: Large rooms.



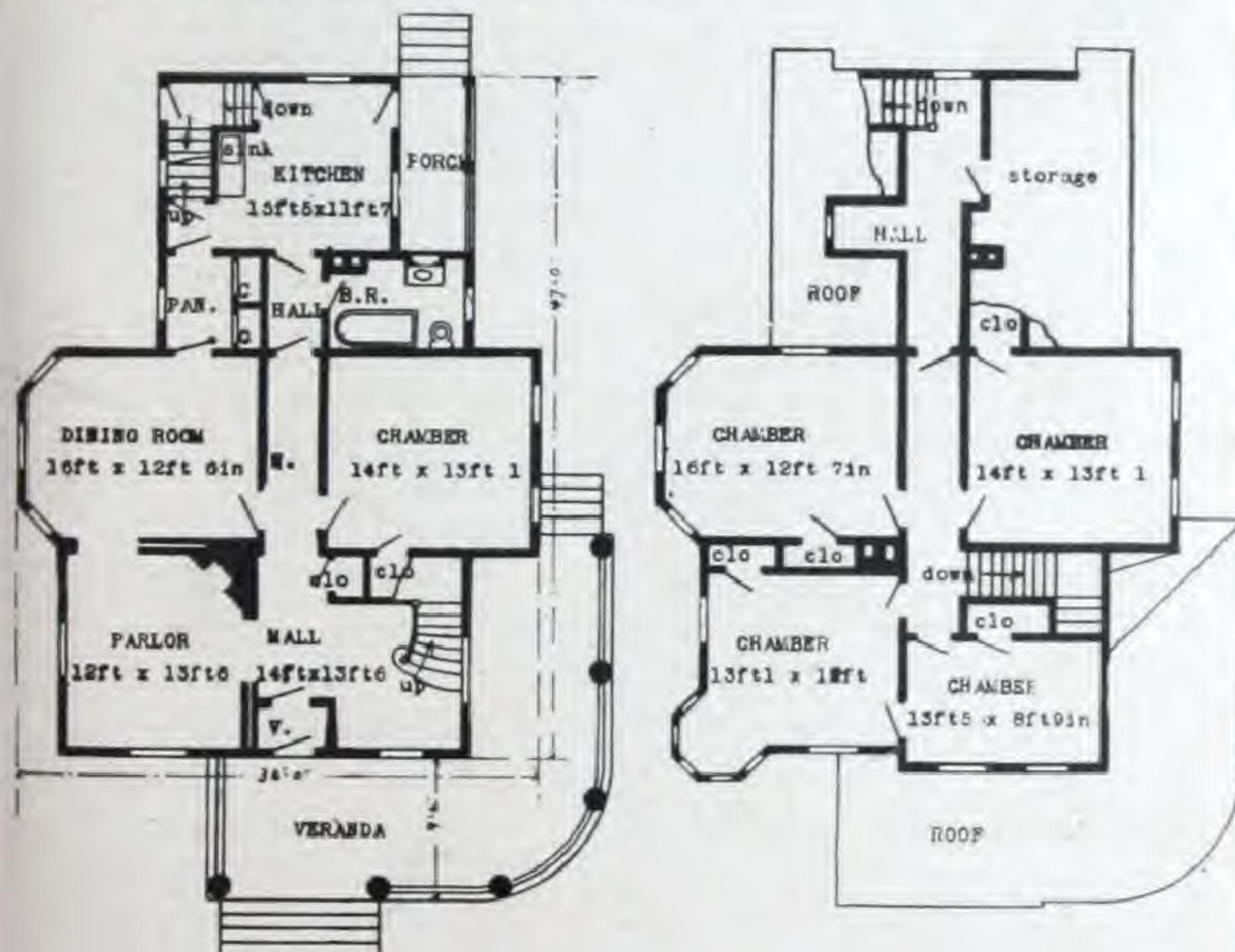


KENTON RESIDENCE.—Design 2382-O, cost in frame, \$2,492.00
\$1,545. plans, \$25.





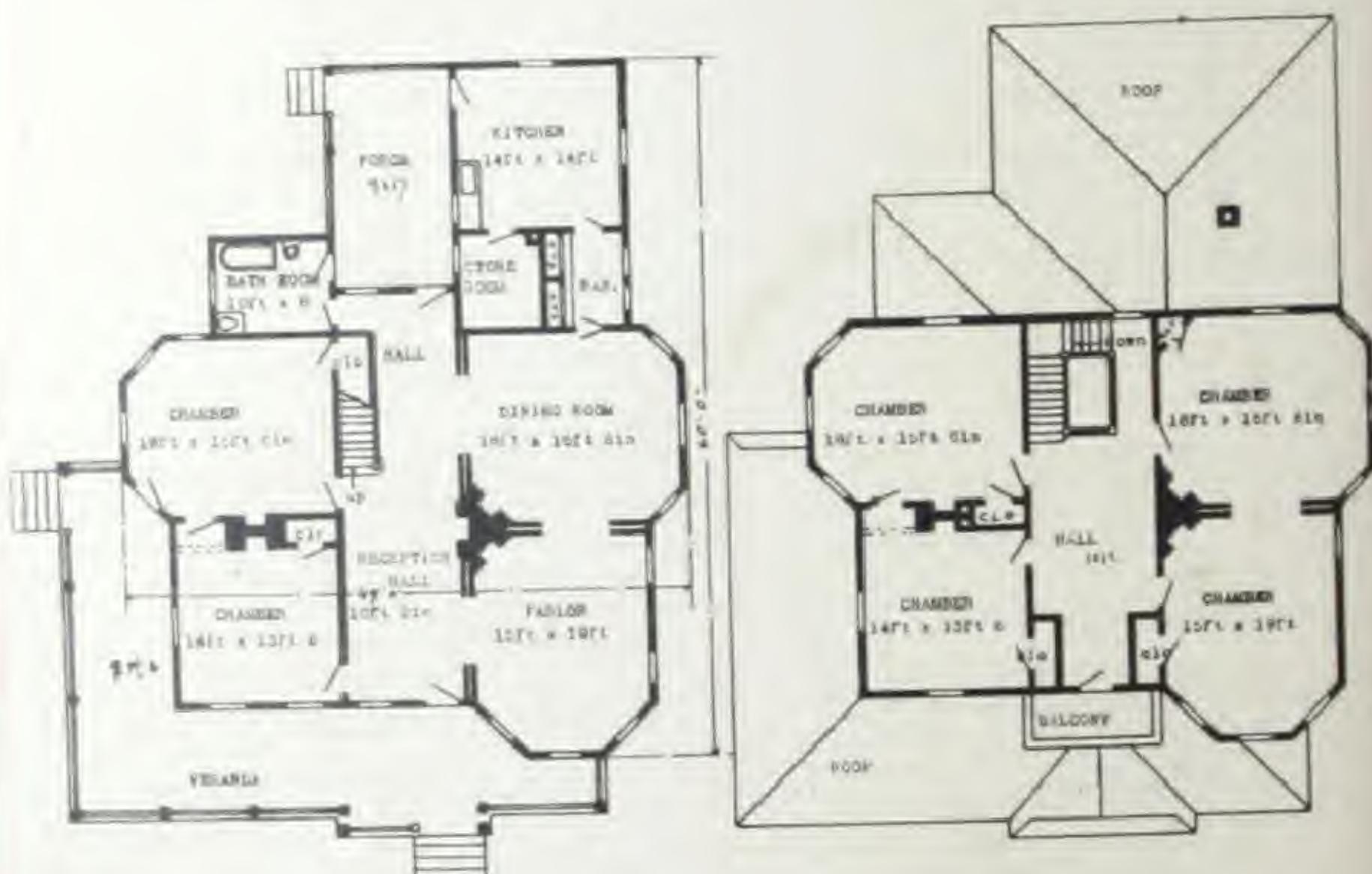
SHAWVILLE RESIDENCE.—Design 1831-O; cost in frame, \$2,390 to \$2,462; plans, \$20; story heights, 9 ft. and 8 ft. 8 in. Special features: Imposing corner-lot design; 9 ft. 6 in. veranda.





ILLBERRY RESIDENCE.—Design 1832-O; cost in frame, \$2,490 to \$2,782; plans, \$25; story heights, 11 ft. and 10 ft. Special features: Large rooms and wide central hall with fire-place; balcony and door to second-story front hall. Good Southern house.

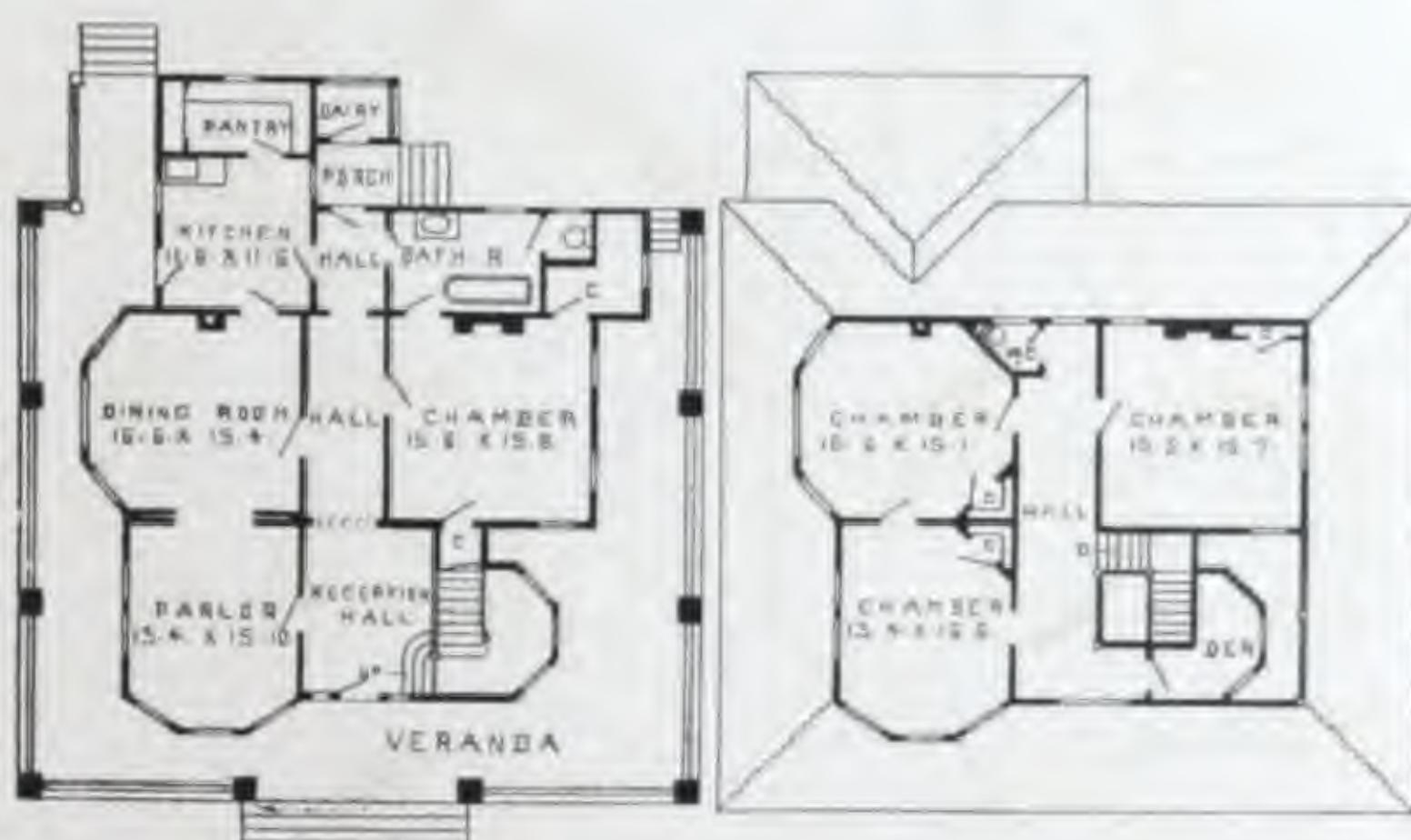
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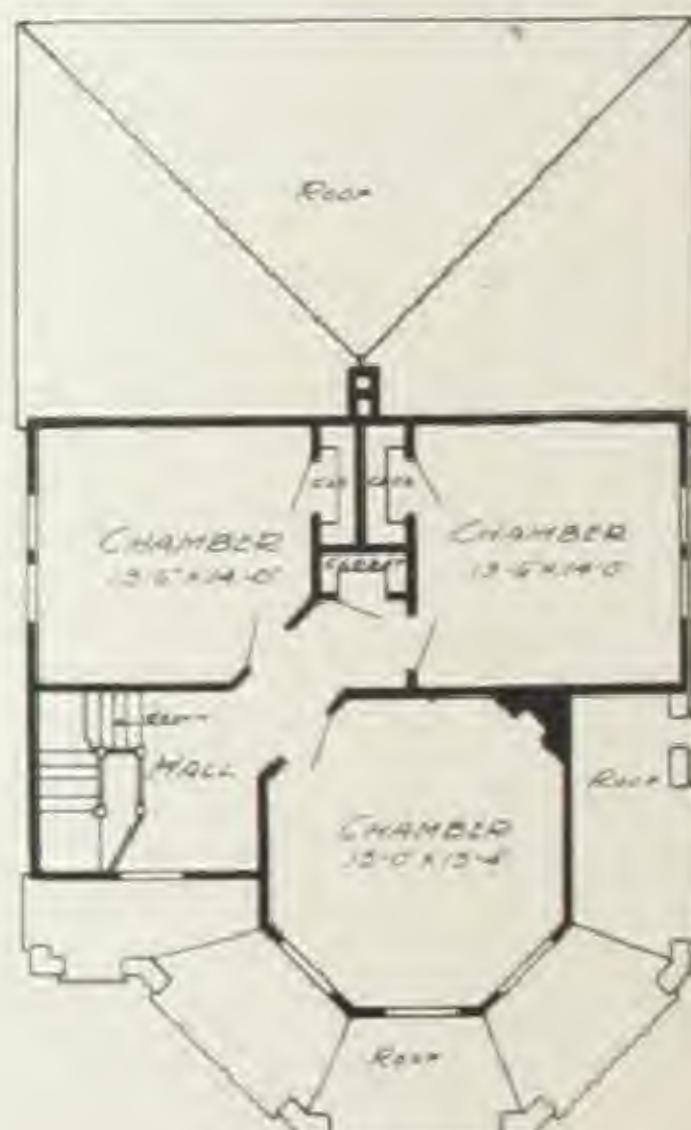
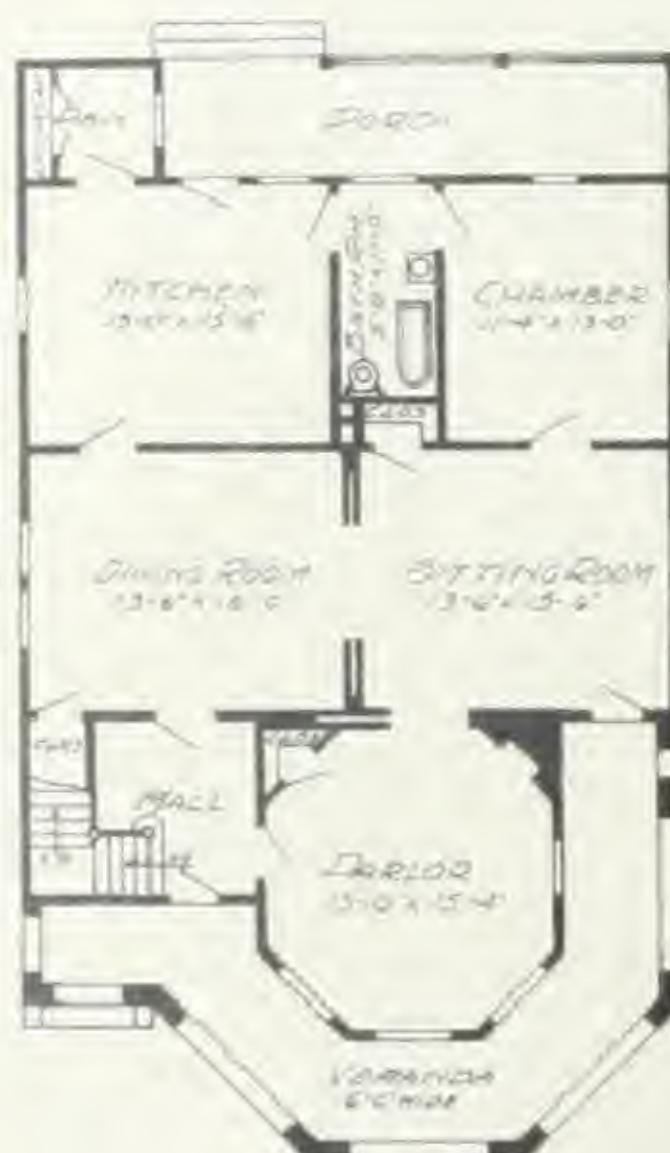
AMBSVILLE RESIDENCE.—Design 5980-O; in frame, \$2,200 to \$2,500; plans, \$20; width, 36x48 ft.; width over all, 52 ft.; story heights, 11 ft. and 10 ft. Special features: Large rooms and veranda; imposing frontage; striking outlines; good for Southern home; pier foundation. Lambsville No. 2, Greer design, with rear stairs and serving pantry between dining-room and kitchen. Modified plan No. 2, Enterprise design, parlor, 15x16 ft.; dining-room, 16x18 ft.; rear stairs; 11 ft. story heights; and pantry between kitchen and dining-room. Modified plan No. 3, Daniel design, with 16x17 ft. parlor; 14x15 ft. dining-room; with pantry between dining-room and kitchen; with an extra 15x15 ft. chamber on first floor, back of present chamber.

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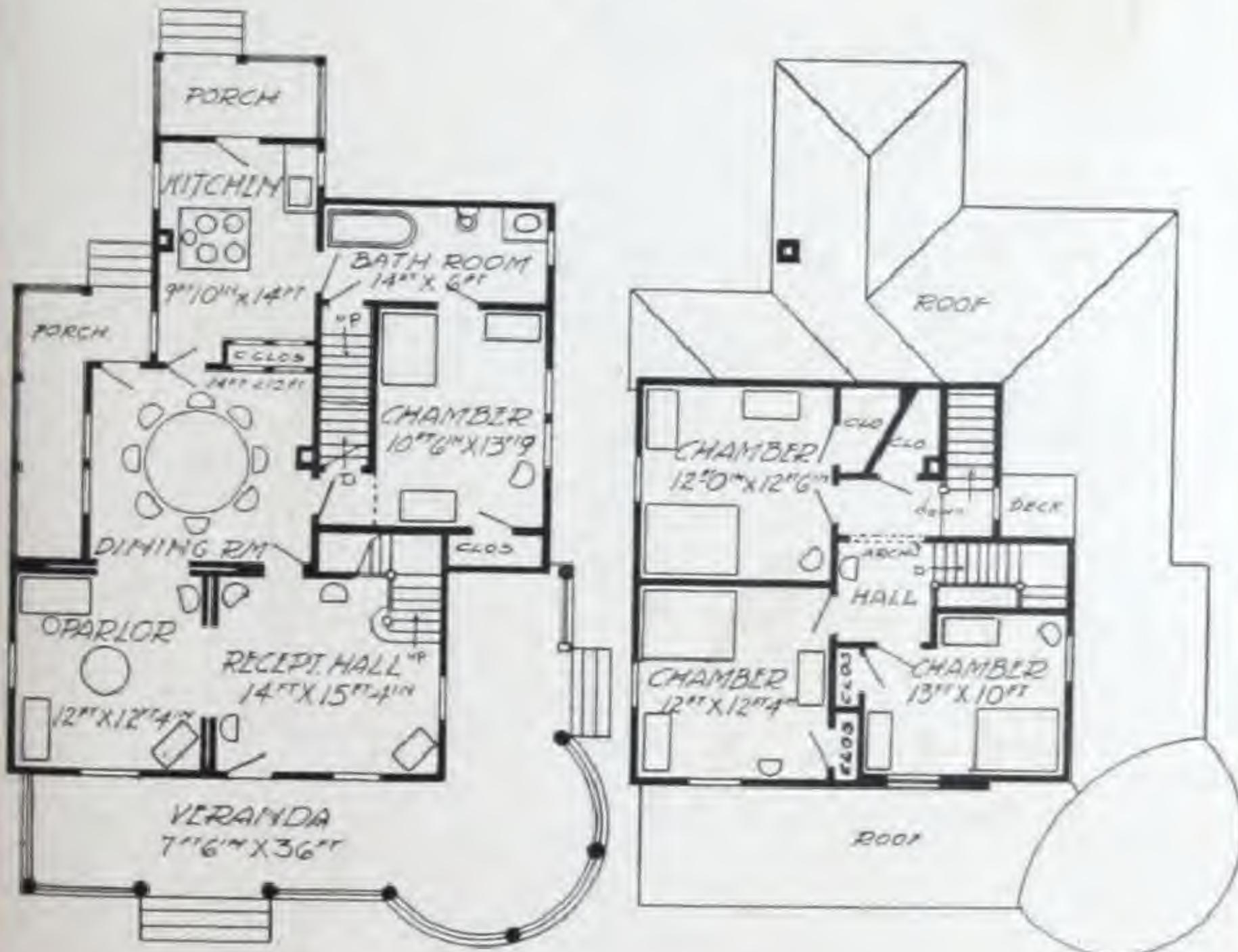


ILDEN RESIDENCE.—Design 361-O; in frame, \$1,698 to \$1,780; plans, \$15; width over all, 31 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story; special features: Octagon parlor and shingle porch; well-ventilated second-story front rooms.





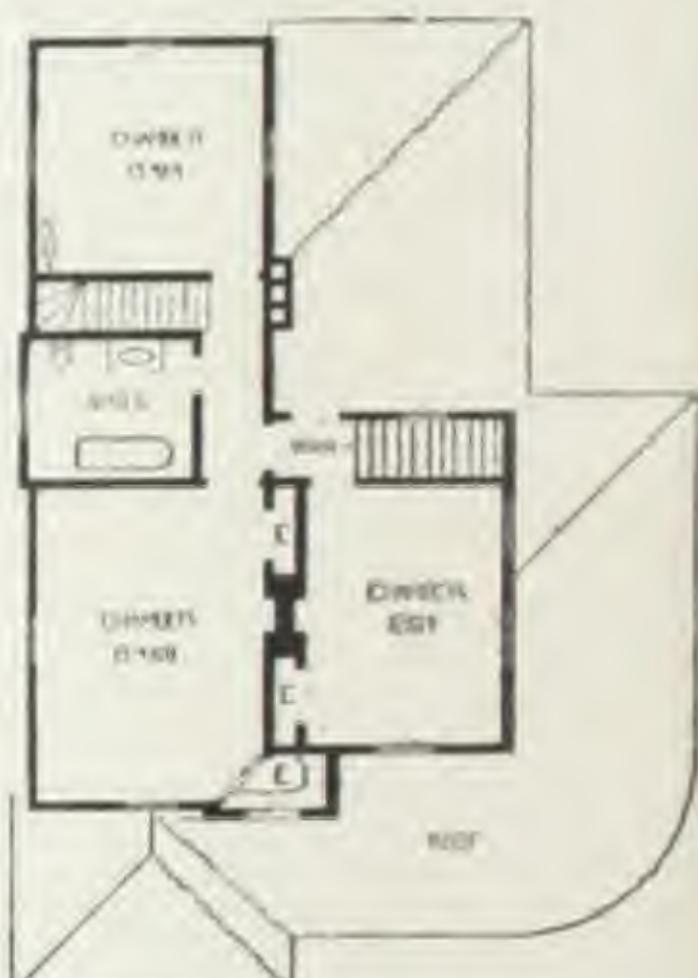
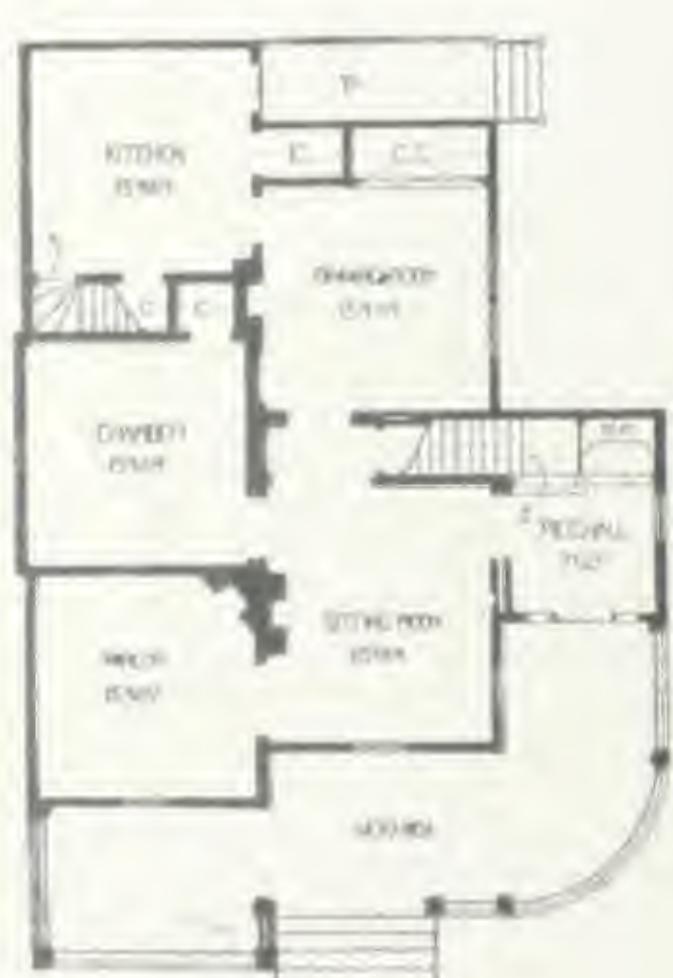
BUREA RESIDENCE.—Design 100,058-O; cost, \$1,662 to \$1,992; plans, \$15; story height, 9 ft. cellar, 7 ft.; width, 34 ft. Special features: Down-stairs chamber. This plan can be had with 12x18 ft. dining-room.





HOY RESIDENCE.—Design 1560-O; in frame, \$1,500 to \$1,800; plans, \$10; width, 27 ft. 10 in. by 45 ft.; width over all 27 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft.; no attic. Special features: A neat, clean-cut colonial exterior; easy to erect; attractive tower.

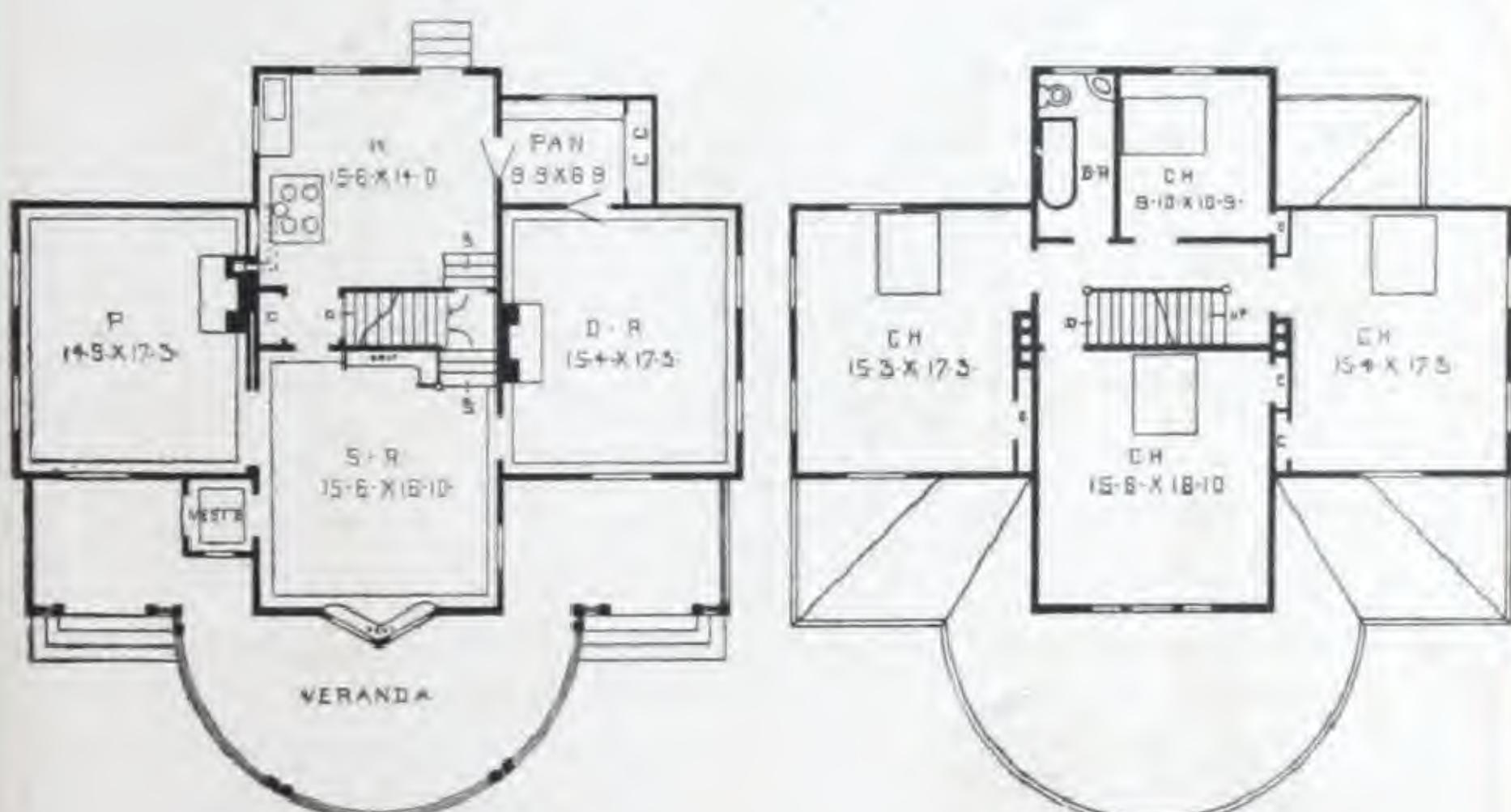
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ESTON RESIDENCE.—Design 4898-O; in frame, \$1,900 to \$2,200; plans, \$20. width over all, 47 ft.; story height, 10 ft. in the clear. Special features: Large veranda; attractive colonial design; good outlines; bay in front; combination stairs. A good Southern house.

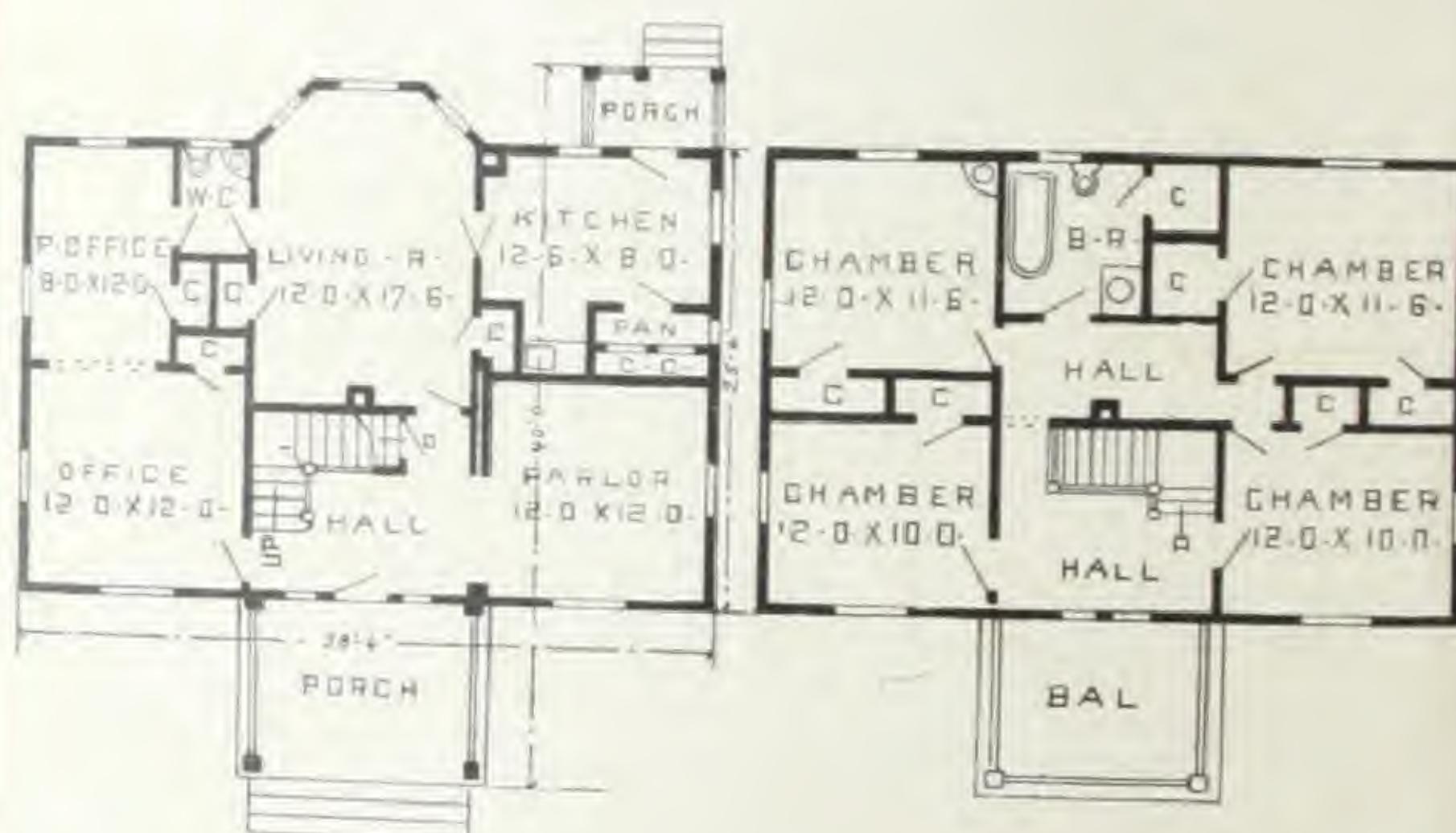
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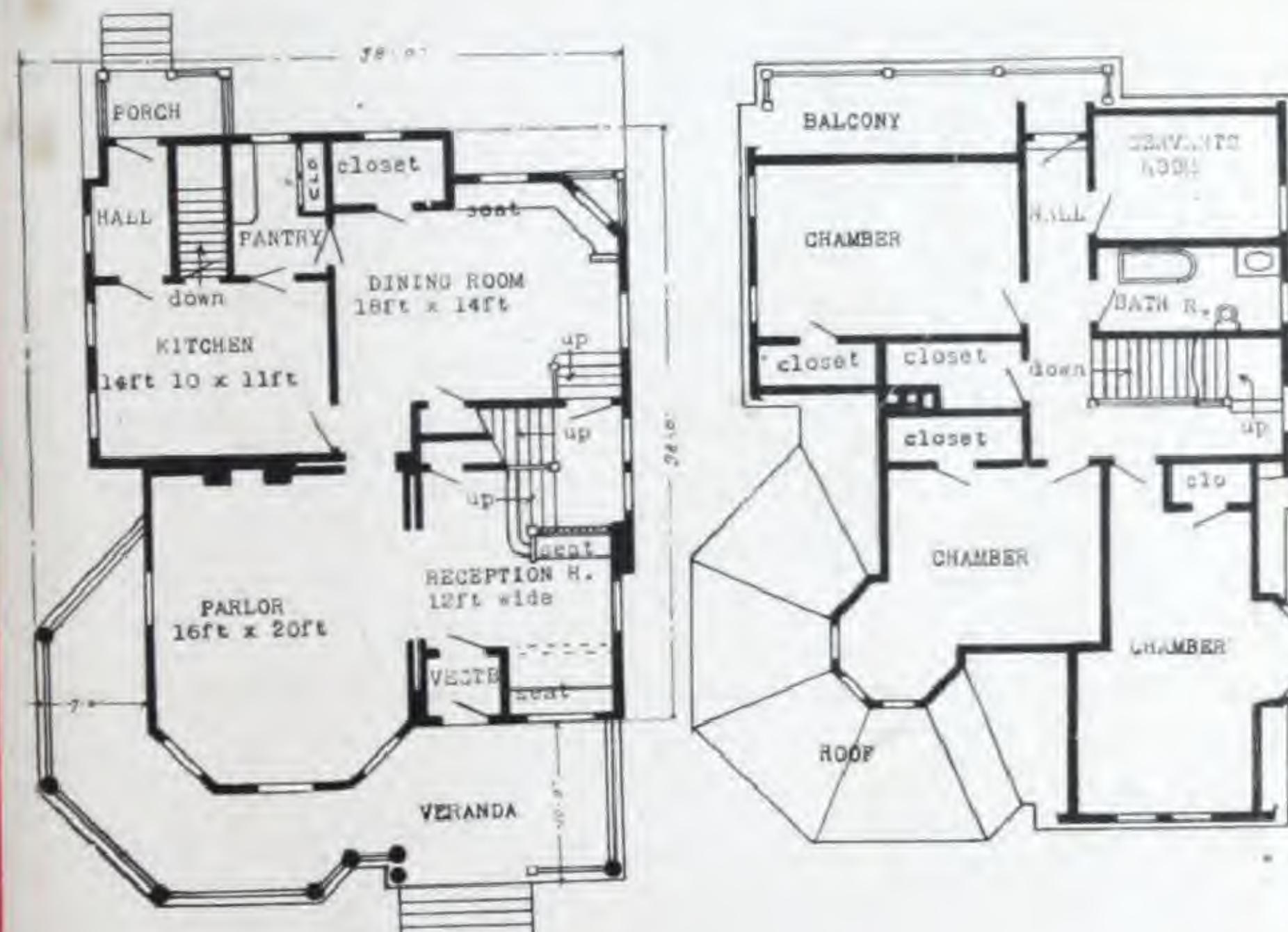
AKEMAN RESIDENCE.—Design 1835M; cost in frame, \$2,390 to \$2,498; plans, \$20. Special features: Pleasant out-look from living-room; lavatory convenient to living-room. A good house for a physician. House appears well on wide lot.

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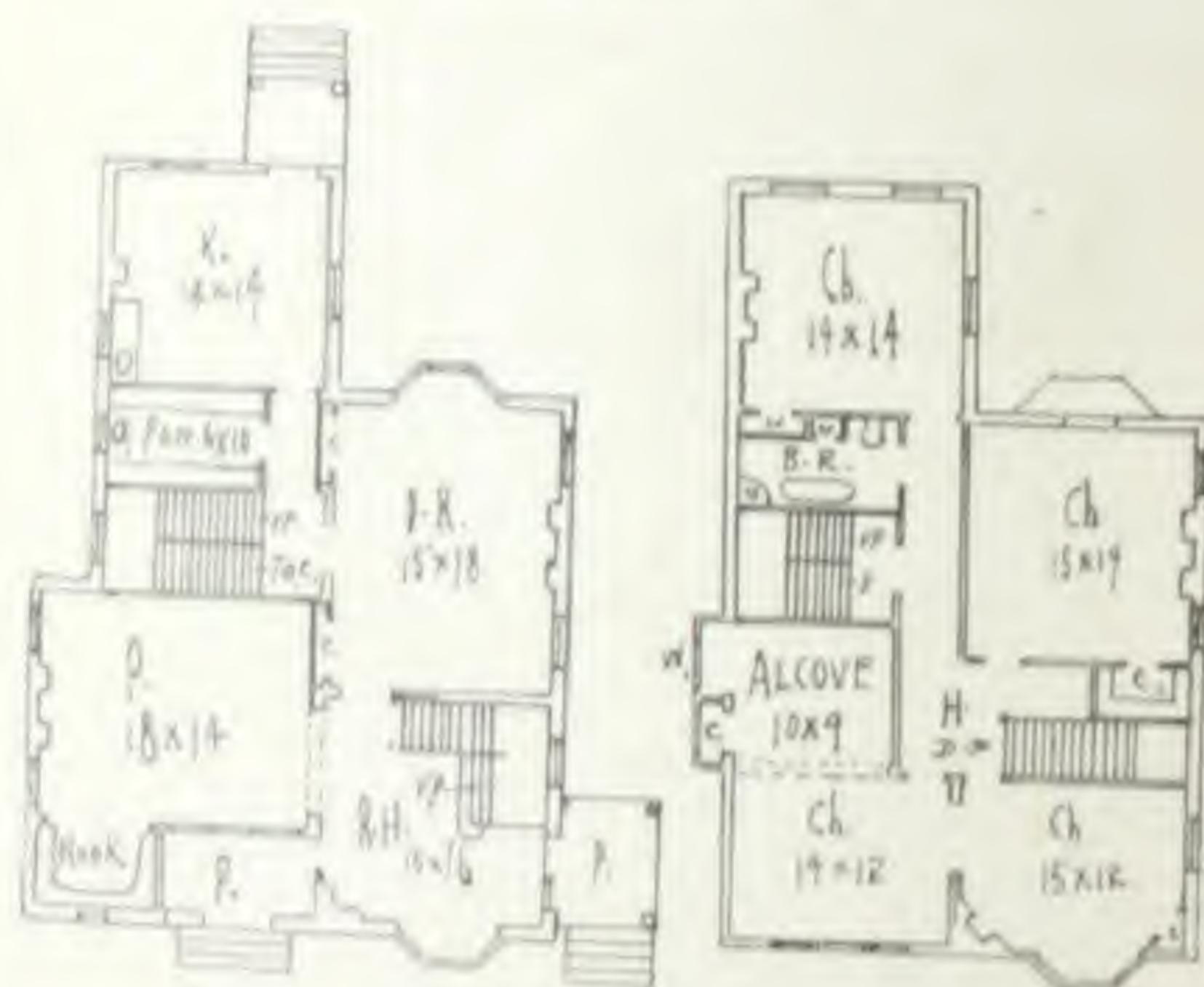


OMASTON RESIDENCE.—Design 1830-O; cost in frame, \$2,290 to \$2,498; plans, \$20. Special features: Large parlor; combination front and rear stairs; attractive corner window; large pantry; balcony in rear.





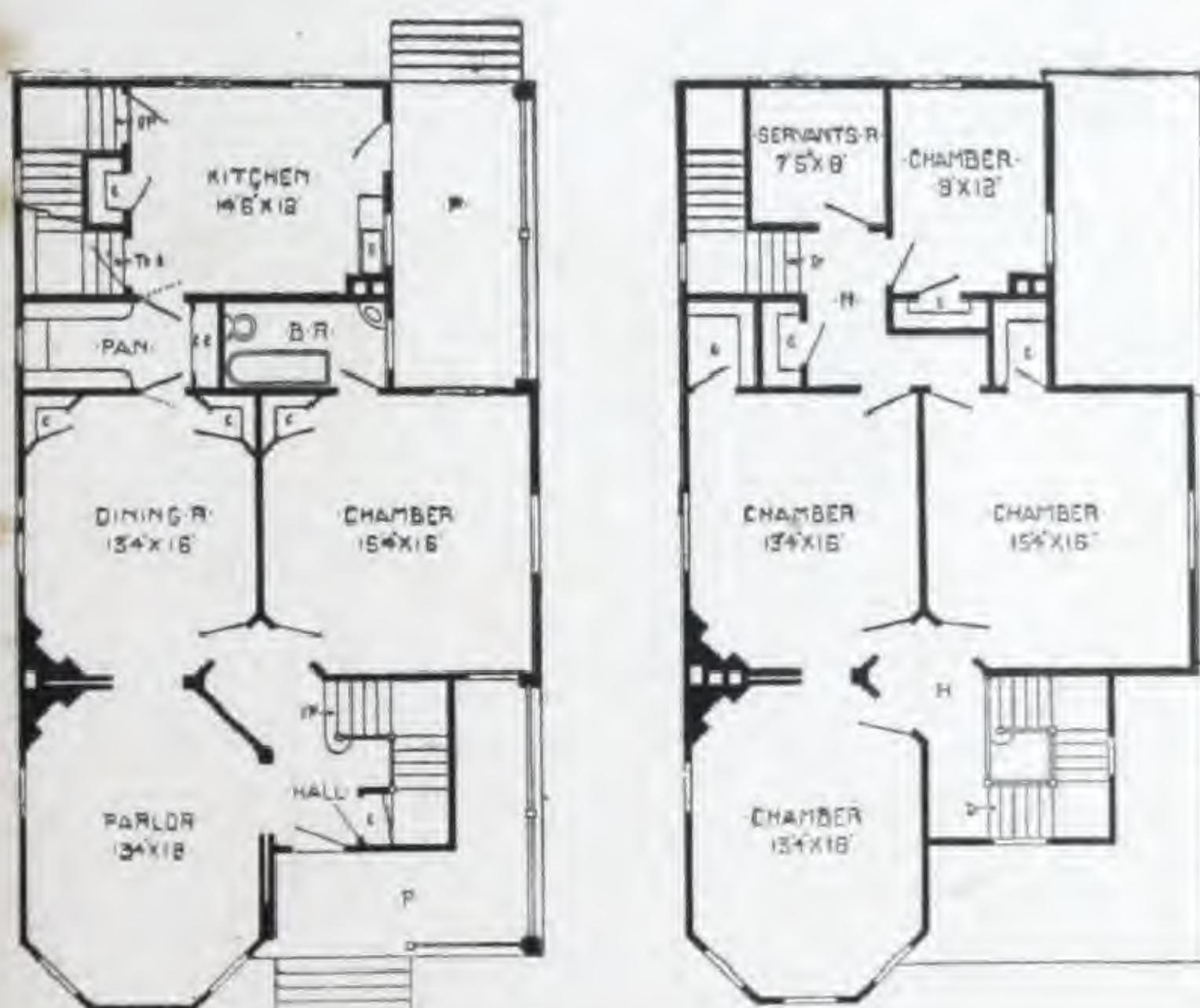
AUPIN RESIDENCE. — Design 834-O; in frame and stone, \$2,500 to \$2,899; plans, \$20; width over all, 27 ft.; story heights, 10 ft. and 9 ft. 6 in. Special features: Neat, attractive exterior; built of a combination of rough stone and shingles.

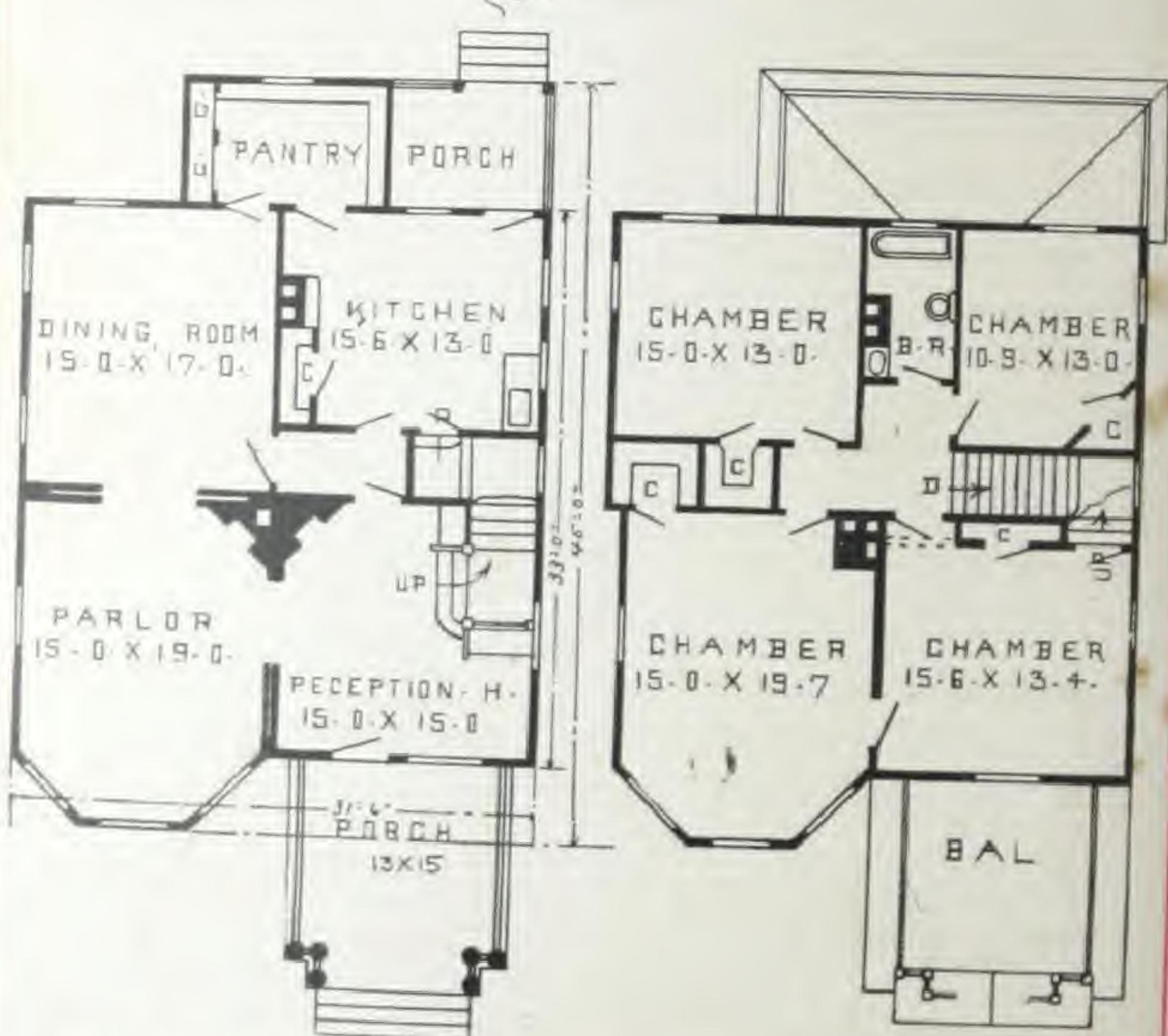




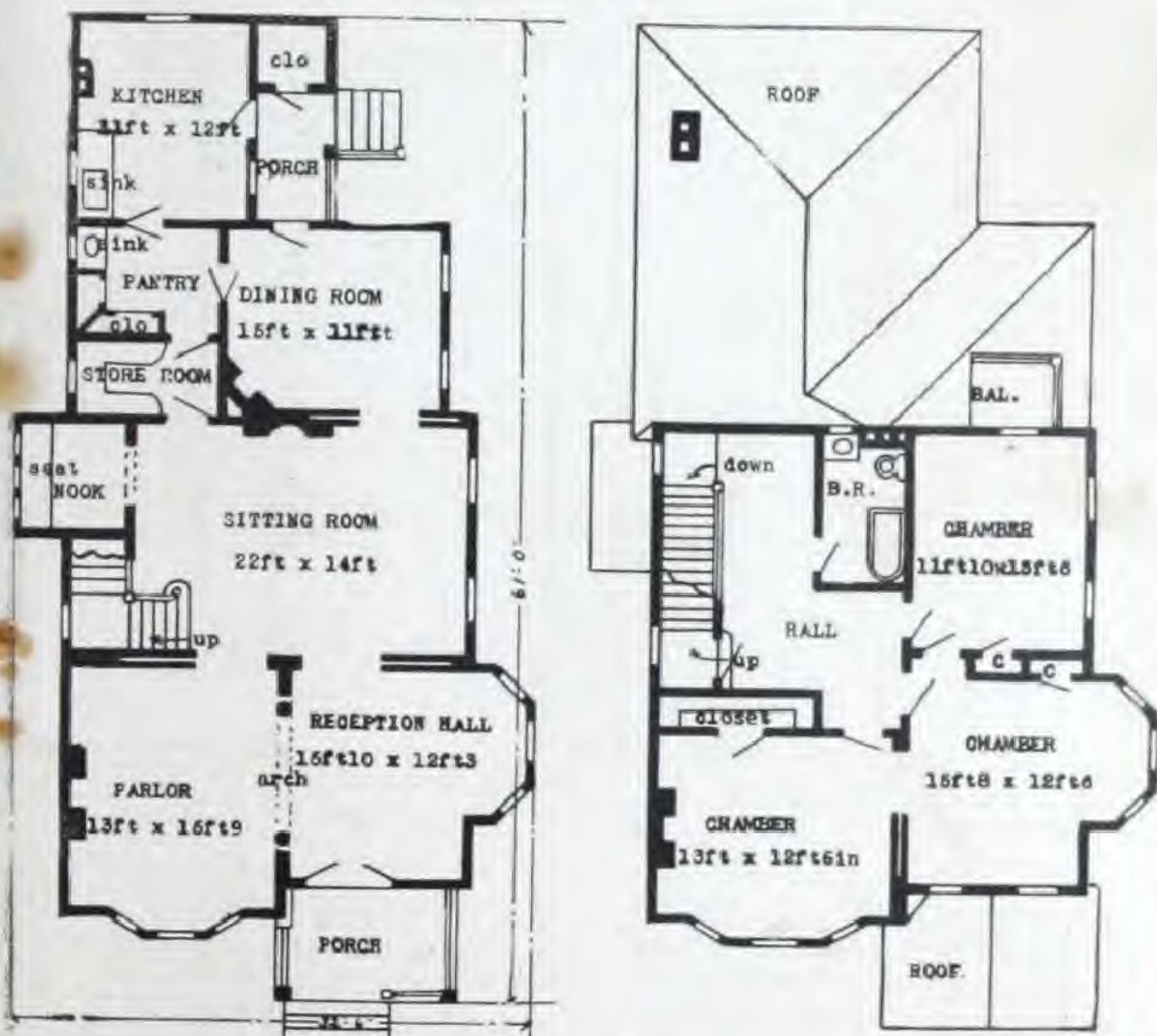
OODBINE RESIDENCE.—Design 1059-O; in frame, \$2,298 to \$2,500; plans, \$20; width, 29 ft. 8 in. by 49 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Compact floor arrangement. This plan can be had with several modifications.

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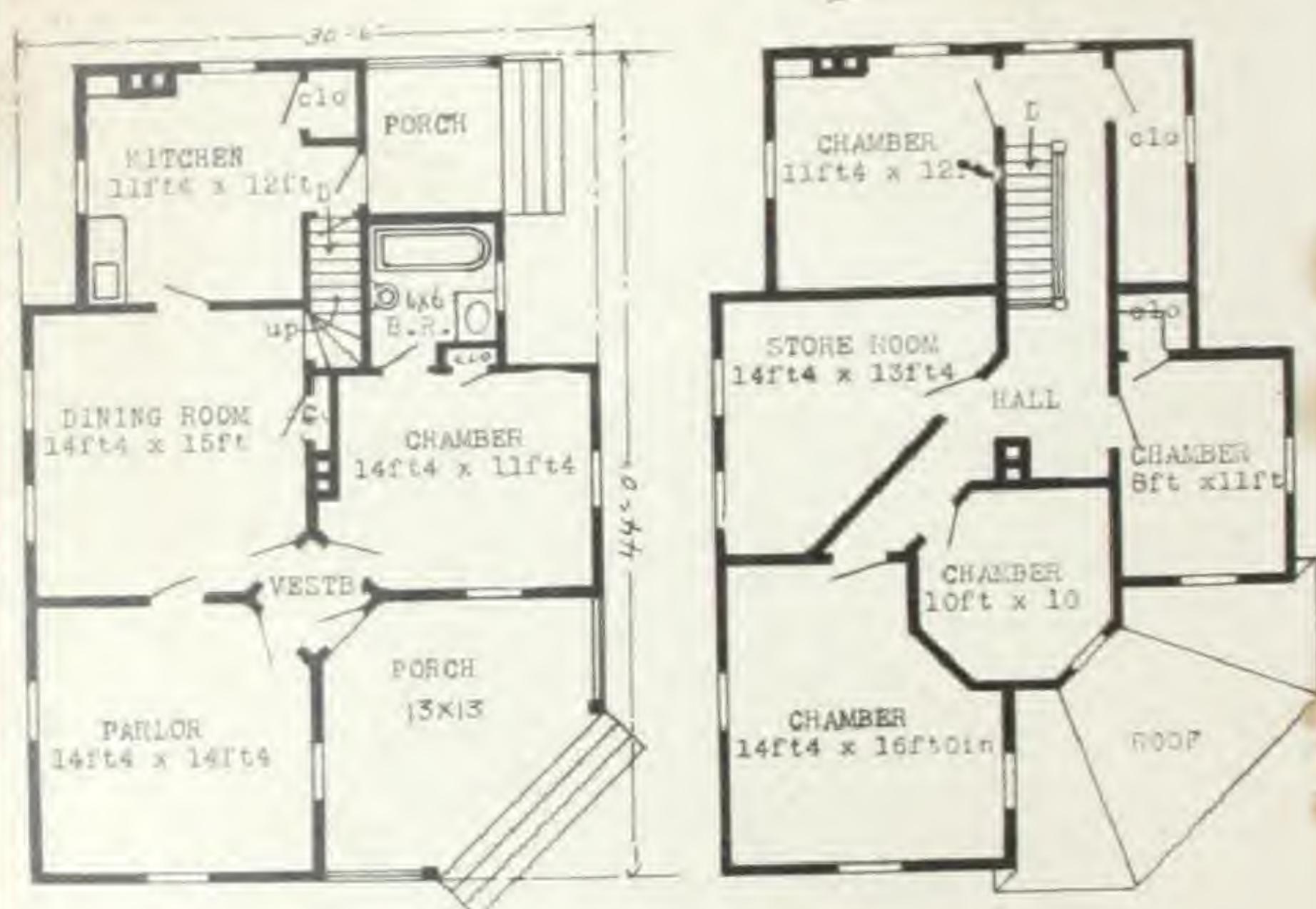




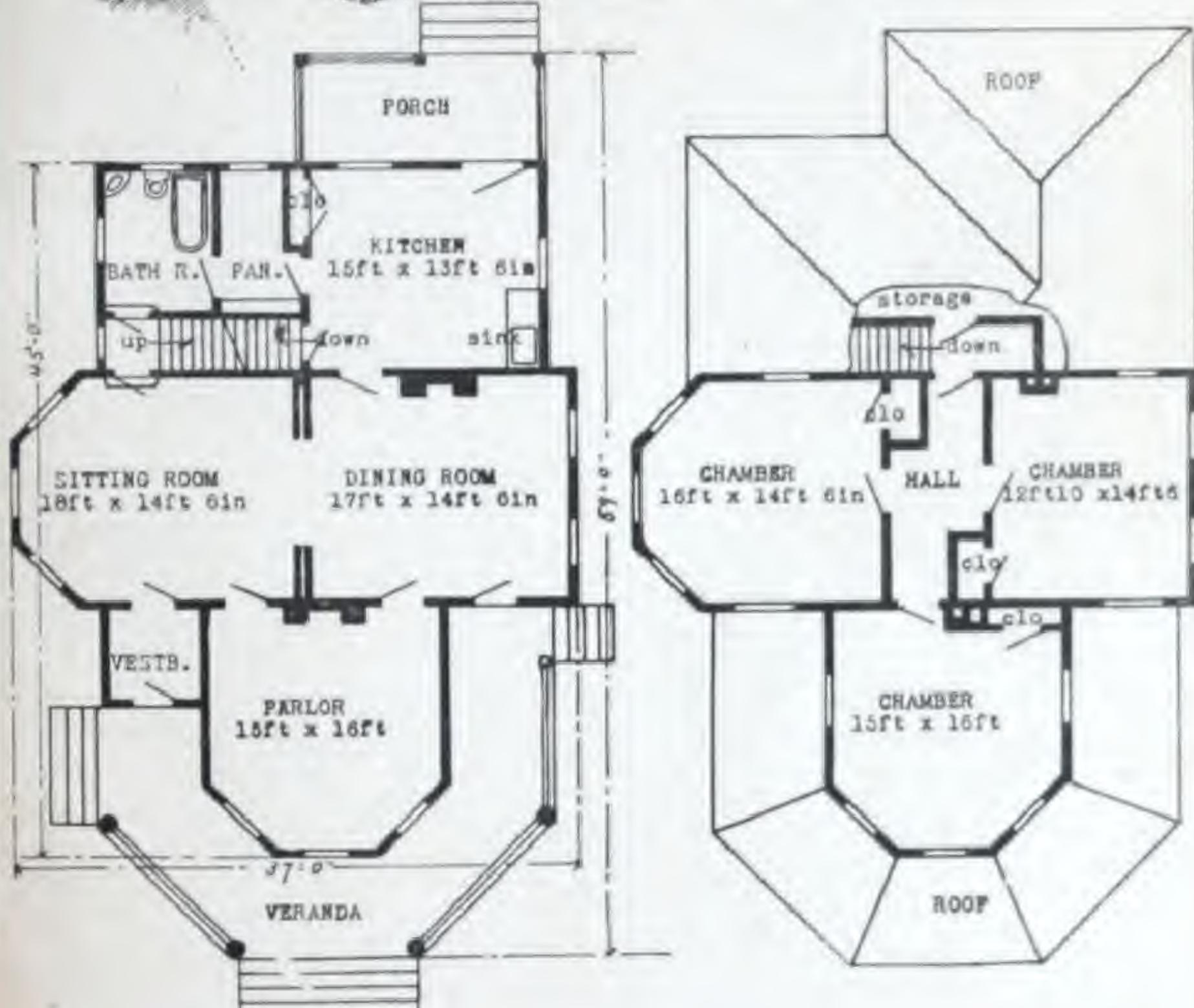
1 BRONSON RESIDENCE.—Design 1974-O; cost in frame, \$2,190 to \$2,285; plans, \$20; story heights, 9 ft. 6 in.



OWENDALE RESIDENCE.—Design 1795-O; cost, \$2,082 to \$2,190; plans, \$15; story heights, 10 and 9 ft.



ANISTEE RESIDENCE.—Design 2002M; cost, \$1,298 to \$1,590; plans, \$10. Full story heights. Special features: Good corner-lot design; large porch and convenient bath-room on first floor; large rooms; inexpensive exterior; attractive front windows.



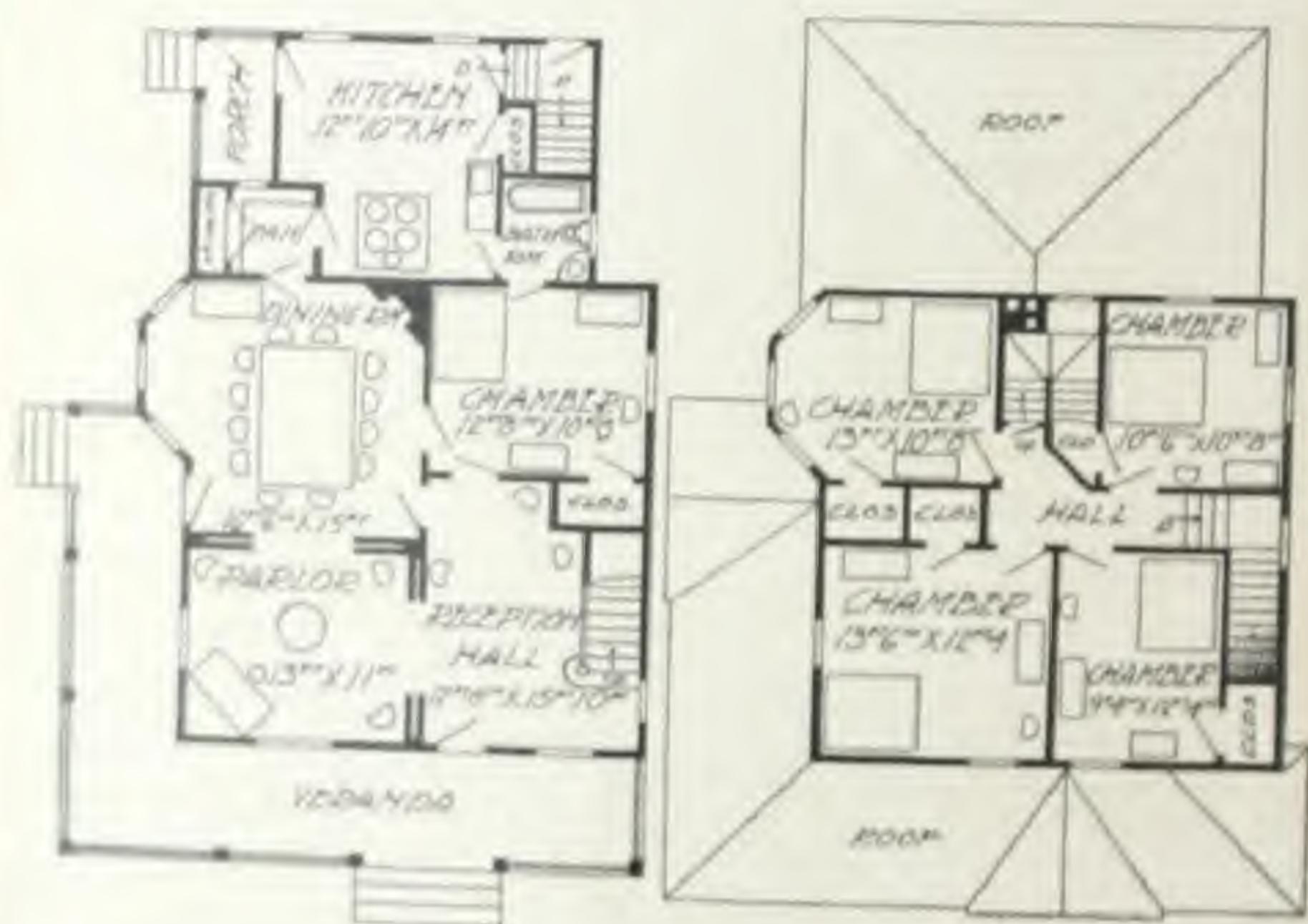
ORSET RESIDENCE.—Design 1900M; cost in frame, \$2,140 to \$2,392; plans, \$20. See Chesterton residence. Special features: Attractive parlor and sitting-room; with pleasant outlook and large veranda; front room is well ventilated.

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ULIETTA RESIDENCE.—Design 2387-O; cost in frame, \$2,592 to \$2,780; plans, \$25. Special features: Down stairs chamber and bath; large veranda; door from dining-room out onto side porch; combination cellar entrance.

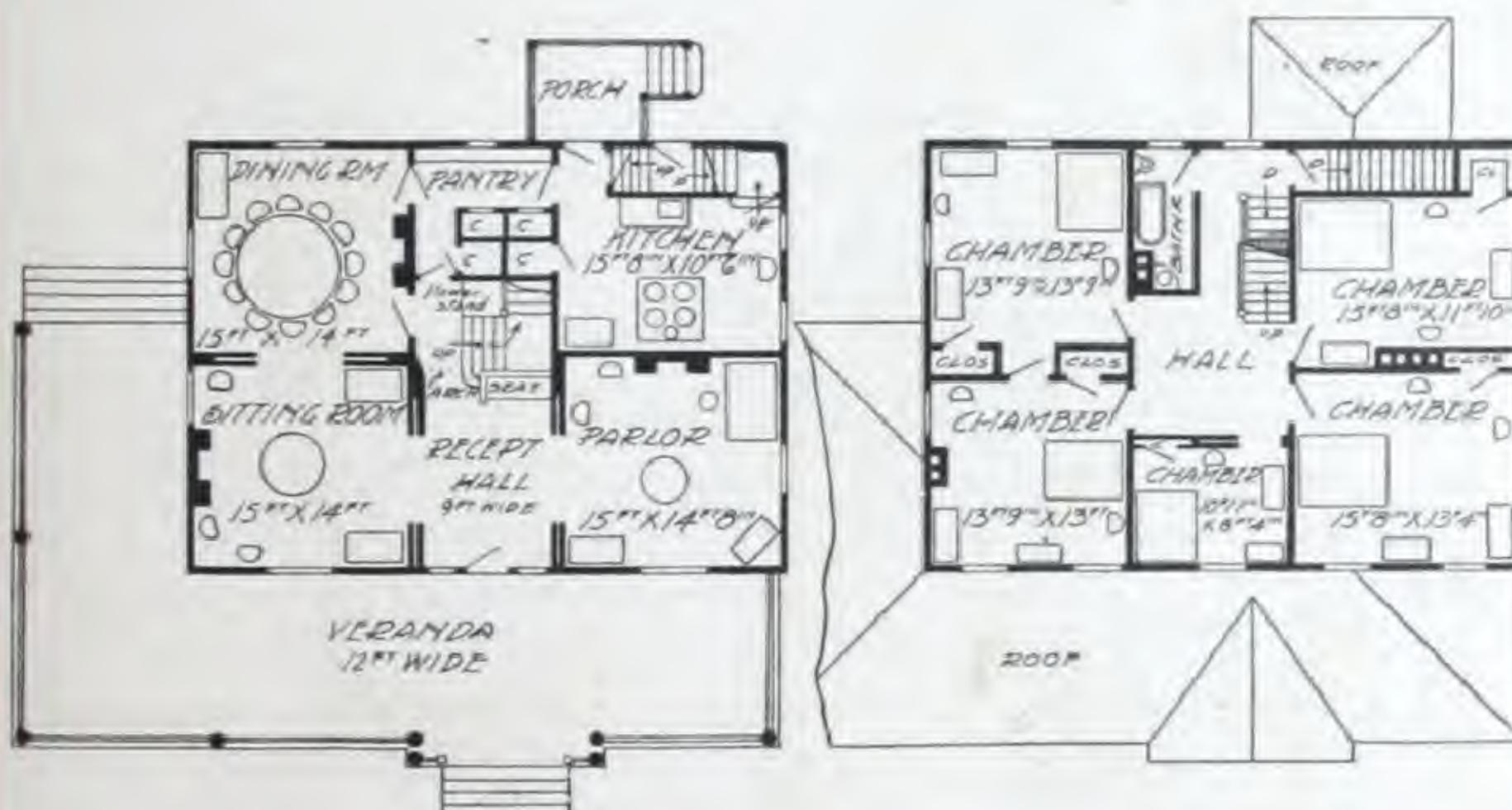
HENRY C. CHIBBER - ARCHITECT - 150 N. Y. ST. - ST. LOUIS





URGIN RESIDENCE.—Design 2388-O; cost in frame, \$2,990 to \$3,290; plans, \$30; story heights, 10 ft. and 9 ft. 6 in.; two rooms in attic, 14x17 ft. and 19x13 ft.; large storage room. Special features: Large veranda; combination inside and outside cellar stairs.

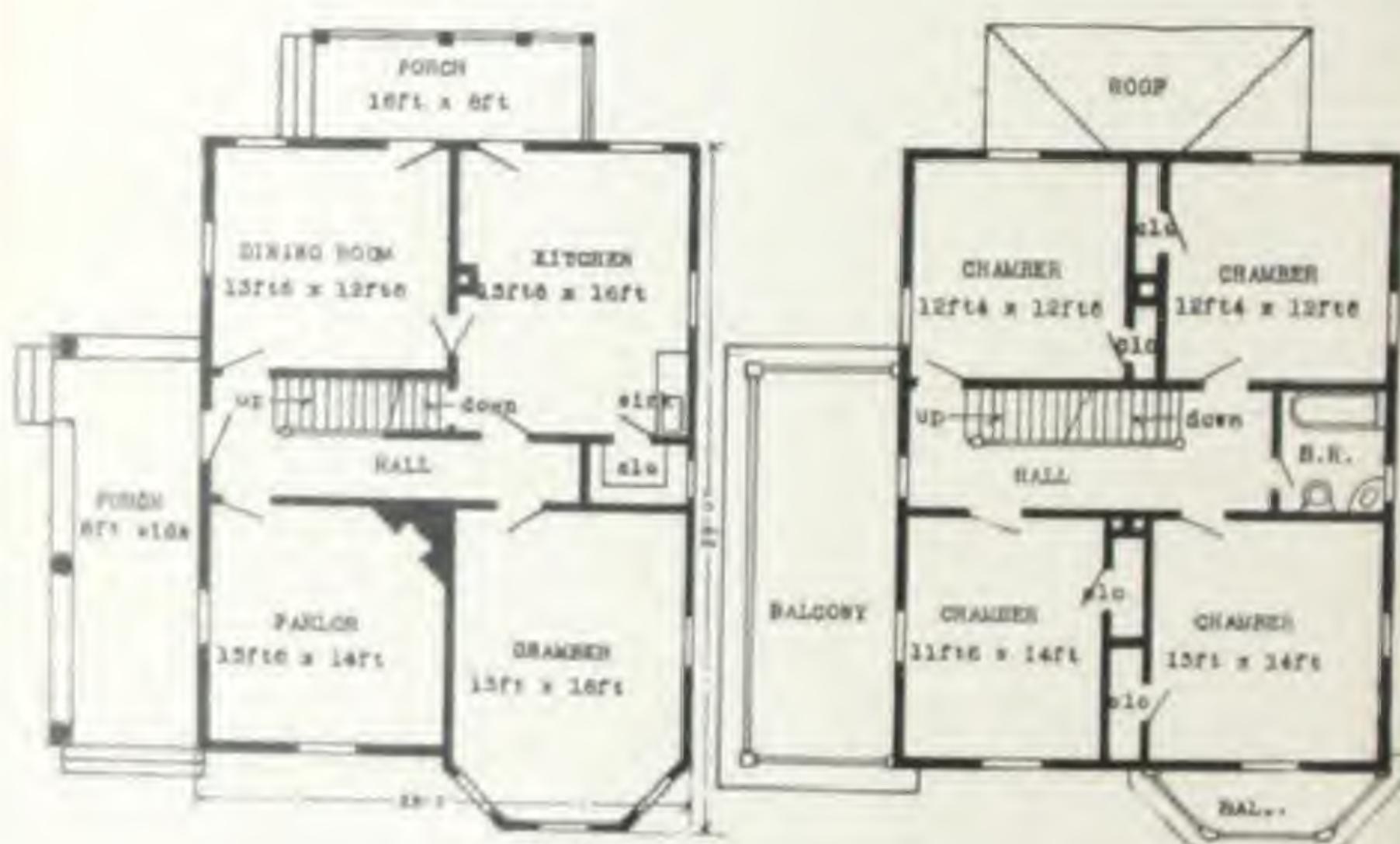
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SOLON RESIDENCE.—Design 2242-O; cost in frame, \$1,392 to \$1,456; plans, \$10; full story heights. Special features: Inexpensive yet attractive tower-like corner; neat clean-cut exterior. The best portion of this house is not cut up with stairs.

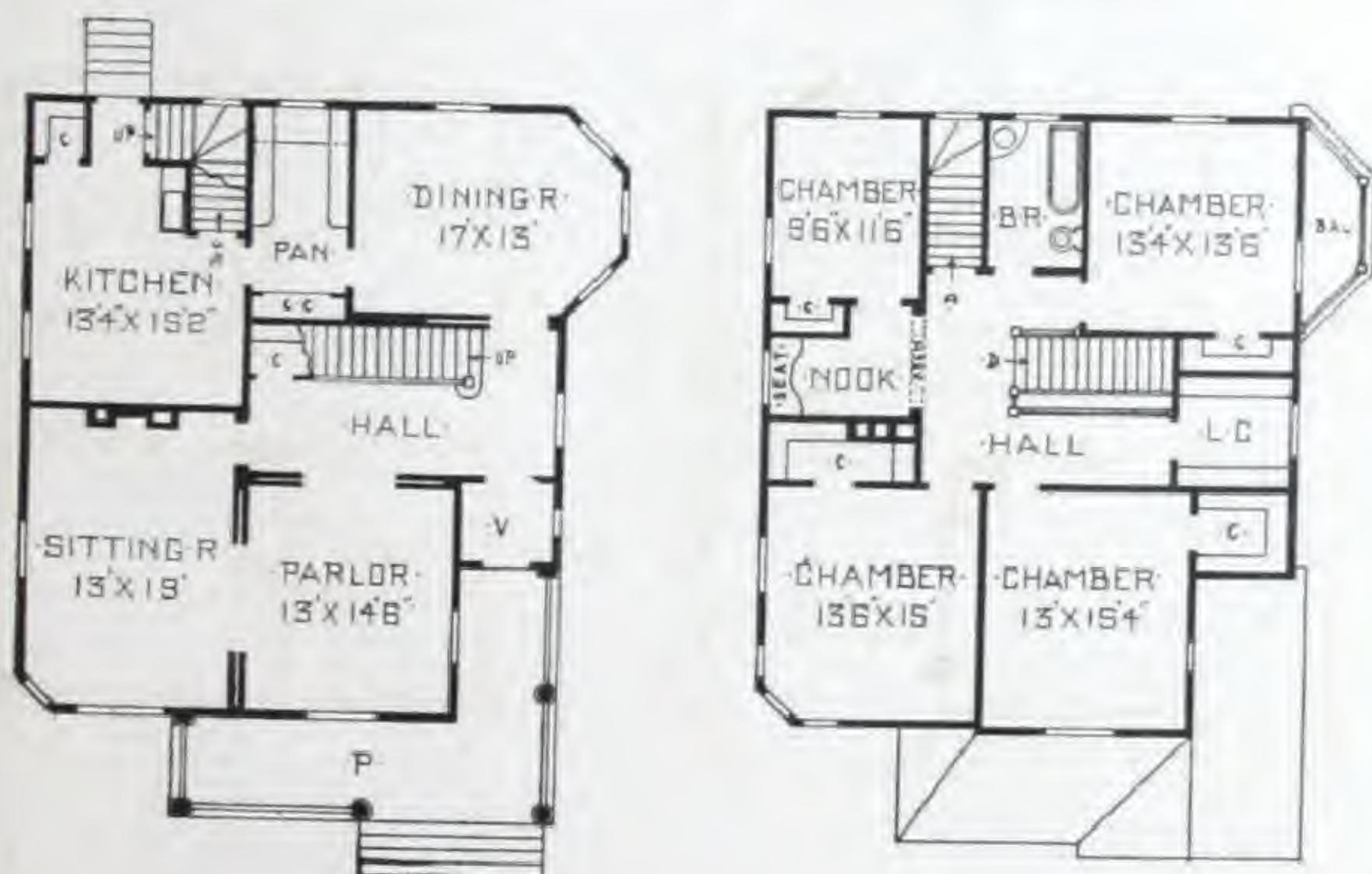
HERBERT C. DRIVERS - ARCHITECT - 190 N. 7TH ST. - ST. LOUIS

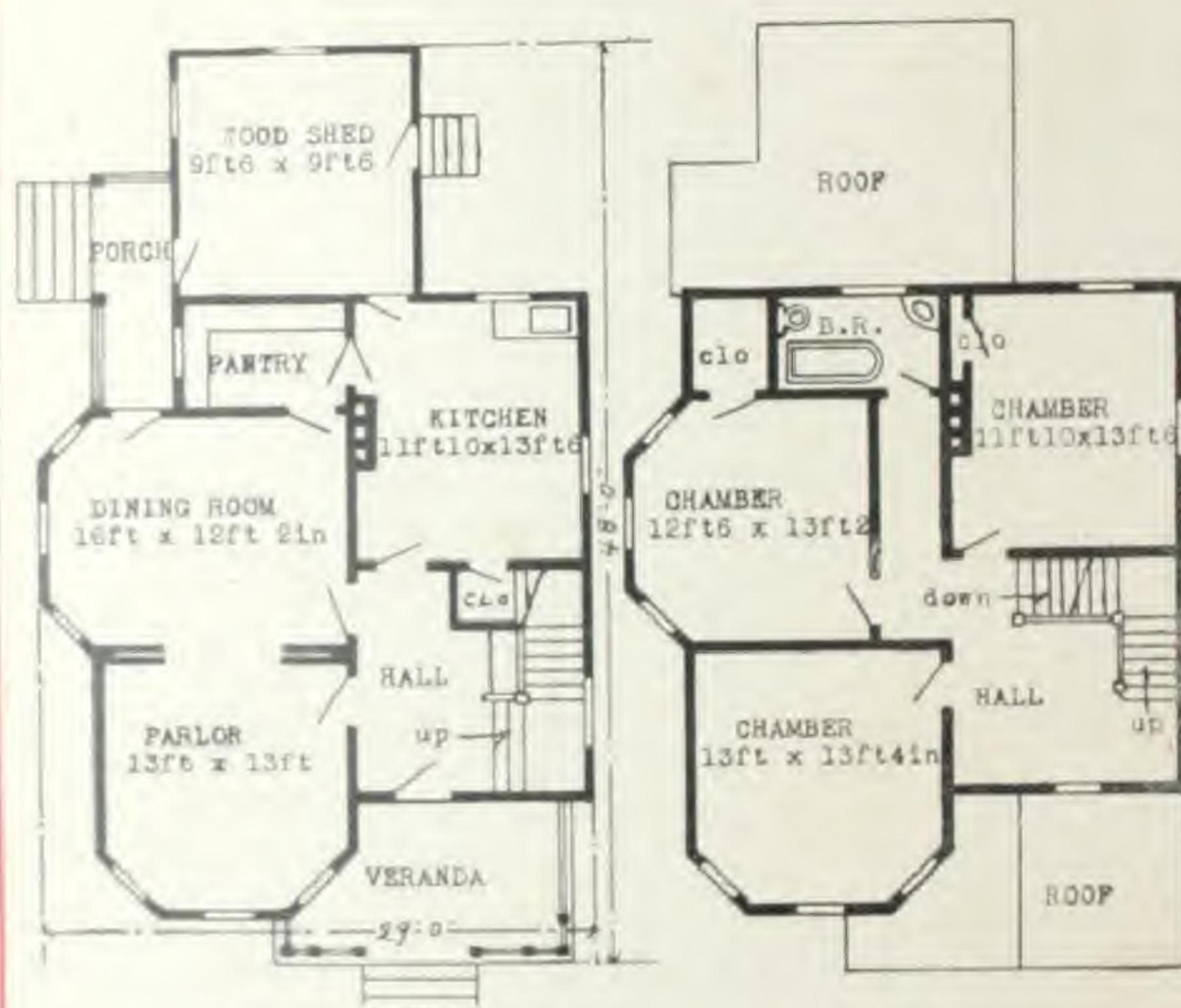




AKDALE RESIDENCE.—Design 1044-O; in frame, \$2,198 to \$2,498; plans, \$15; width, 33 ft. 6 in. by 39 ft.; width over all, 38 ft. 4 in.; story height, 10 ft. Special features: Corner bay; central reception hall; large pantry, 6x13 ft. Modifications: Nook space could be used as an additional chamber; linen closet would be large enough for girl's room.

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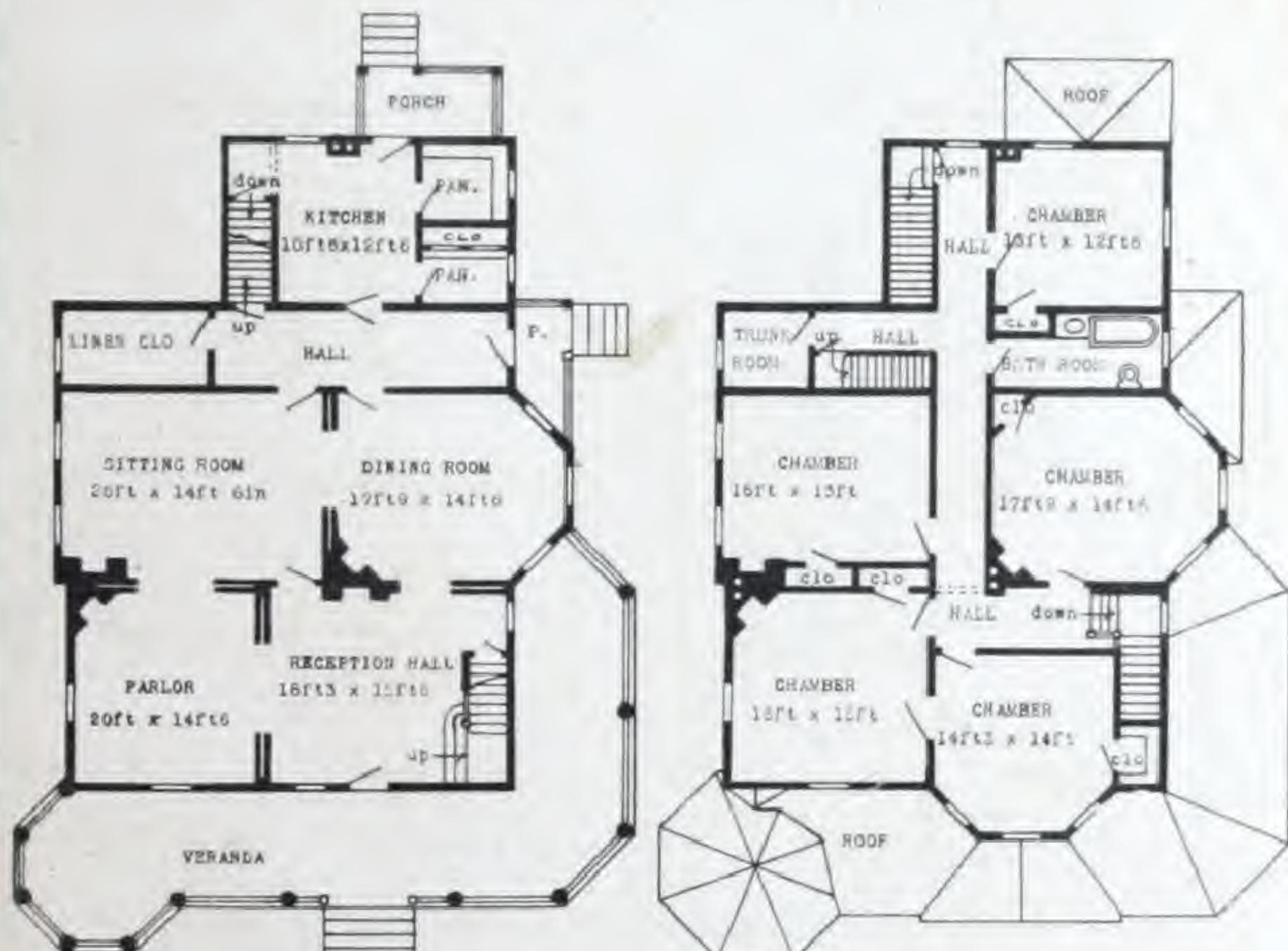


AVENA RESIDENCE.—Design 2011-O; cost, \$2,692 to \$2,780; plans, \$25; story height, 9 ft.



NGOLA RESIDENCE.—Design 2250-O; cost in frame, \$2,392 to \$2,480; plans, \$15. Special features: Front bay breaks into front gable attractively; octagon roof to porch is attractive; large fireplace in front hall shows up conspicuously; a clean-cut design.

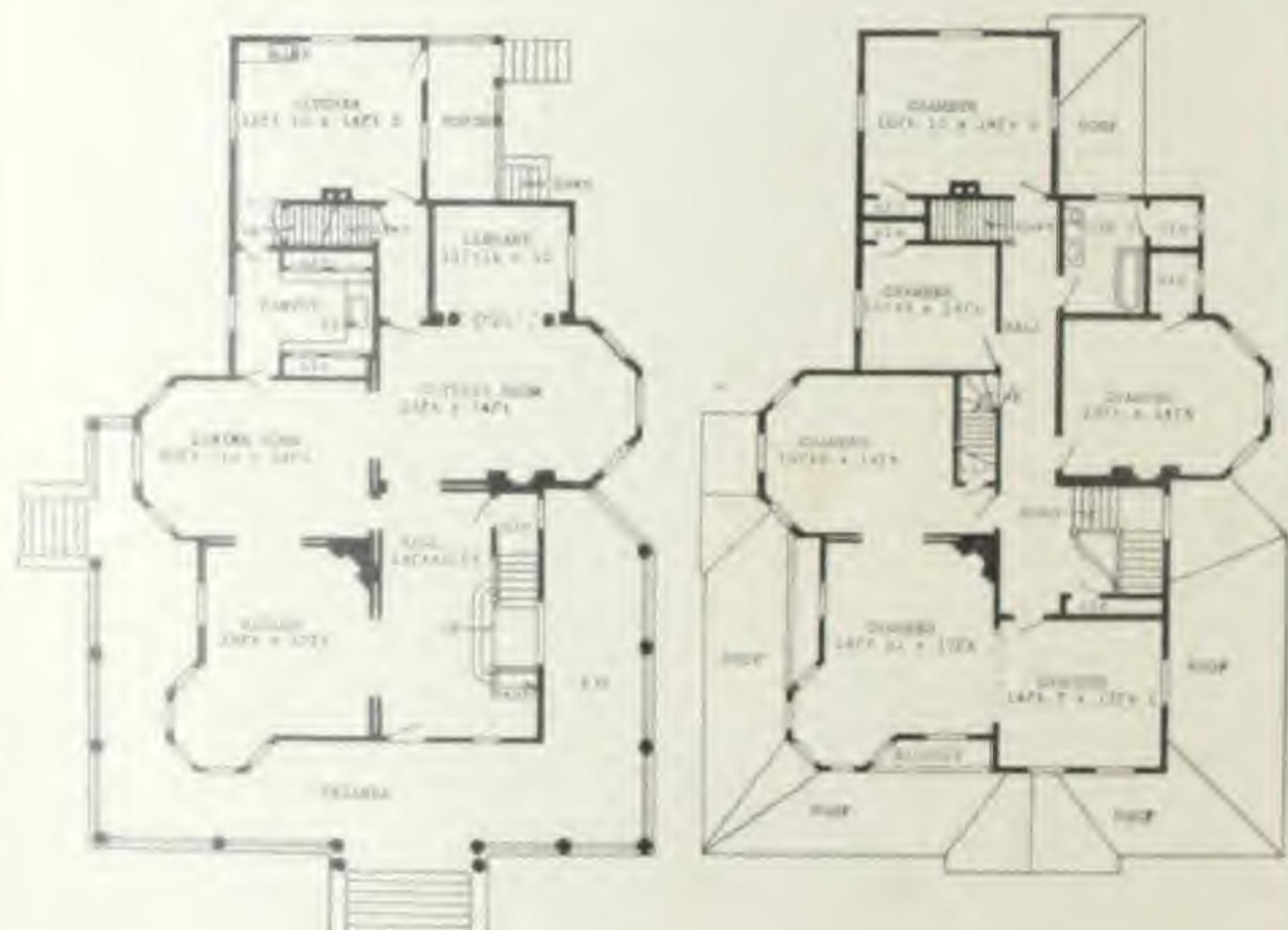
HERBERT C. CHIVERS - ARCHITECT - 110 NORTH ST - ST. LOUIS





LKTON RESIDENCE.—Design 2246-O; cost in frame, \$2,692 to \$2,784; plans, \$25. Special features: Wide veranda; large pantry; library appears attractively from front hall; attractive wide frontage and balcony.

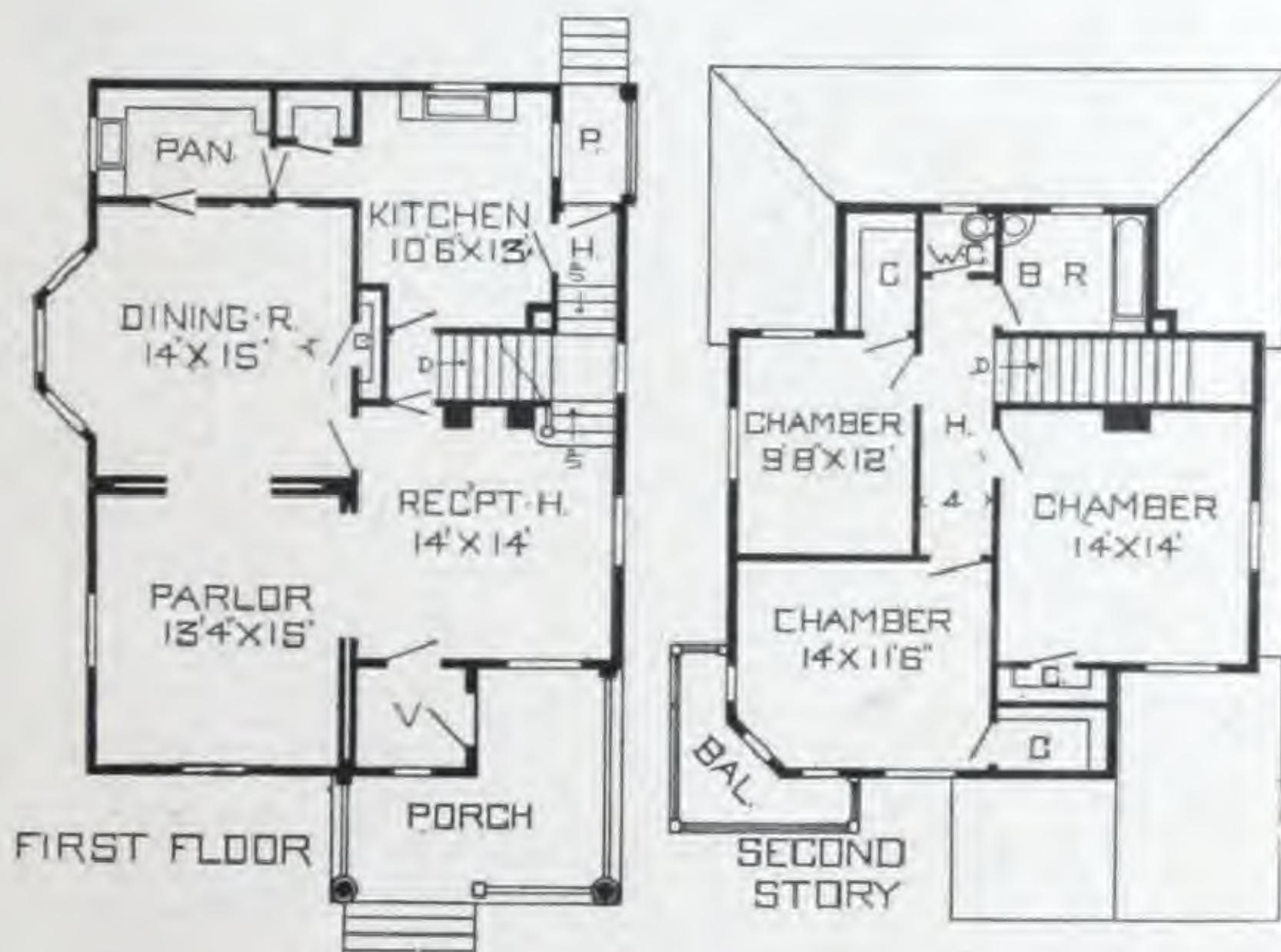
W. H. LYTTON, CHIEF ARCHITECT - 100 N. 7TH ST. - ST. LOUIS





PHILADELPHIA RESIDENCE.—Design 866-O; in frame, \$1,998 to \$2,498; in brick veneer, \$2,200 to \$3,500; plans, \$20. Philadelphia Residence No. 2, Westling design, with 14 ft. 8 in. by 13 ft. dining-room; with 8x9 ft. den where pantry is; with 5x8 ft. serving pantry where kitchen closet is; with additional 10x12 ft. chamber over dining-room; with 4 ft. stairs; with entire plan reversed.

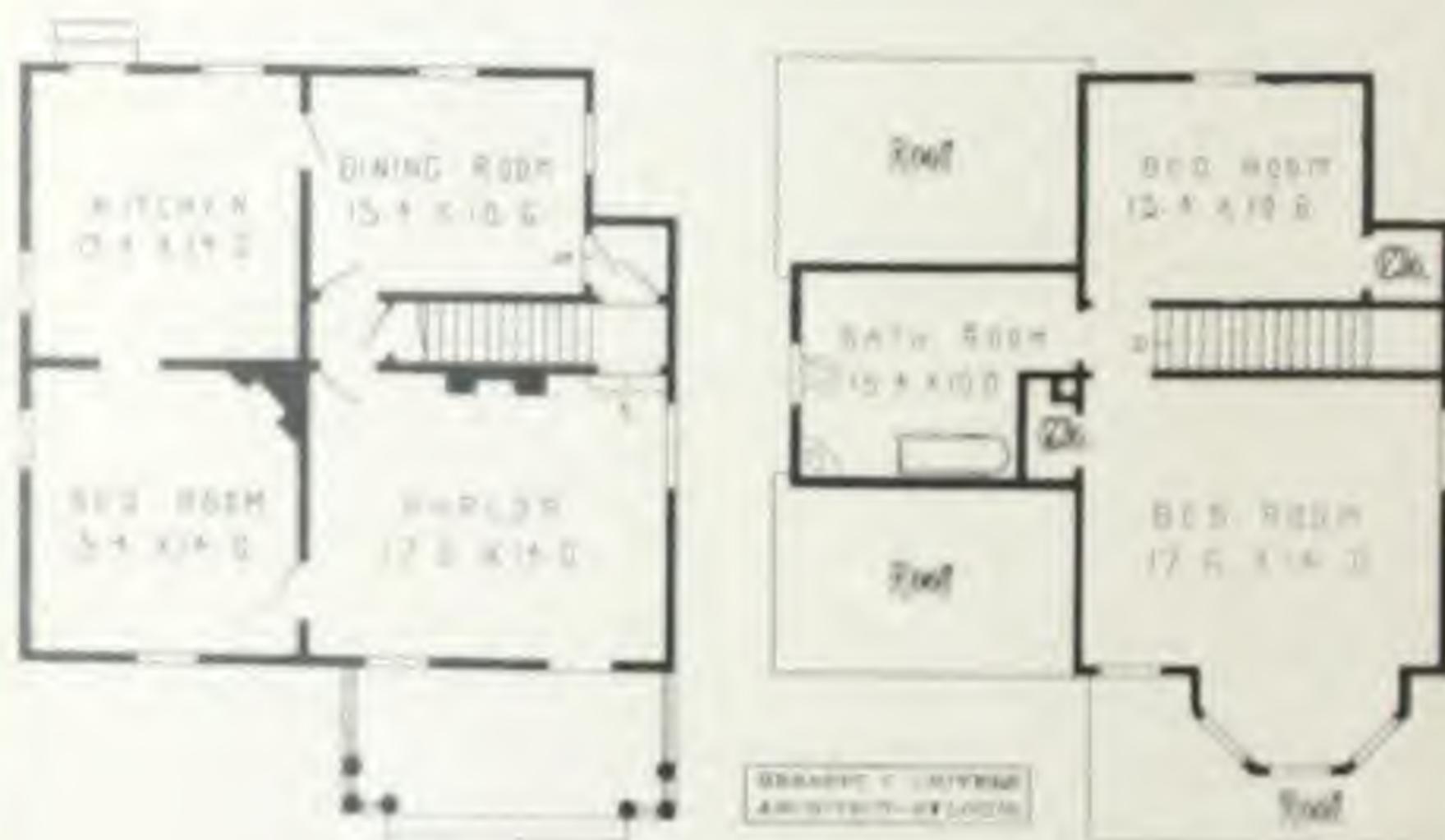
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS





ARNARD COTTAGE.—Design 9072-O; cost in frame, \$1,232 to \$1,499; plans, \$10; width, 32 ft. 4 in. by 29 ft. 6 in.; story heights, 9 ft. and 9 ft., full story. Special features: Bay in front; large bath-room; unique design. A very compact plan.

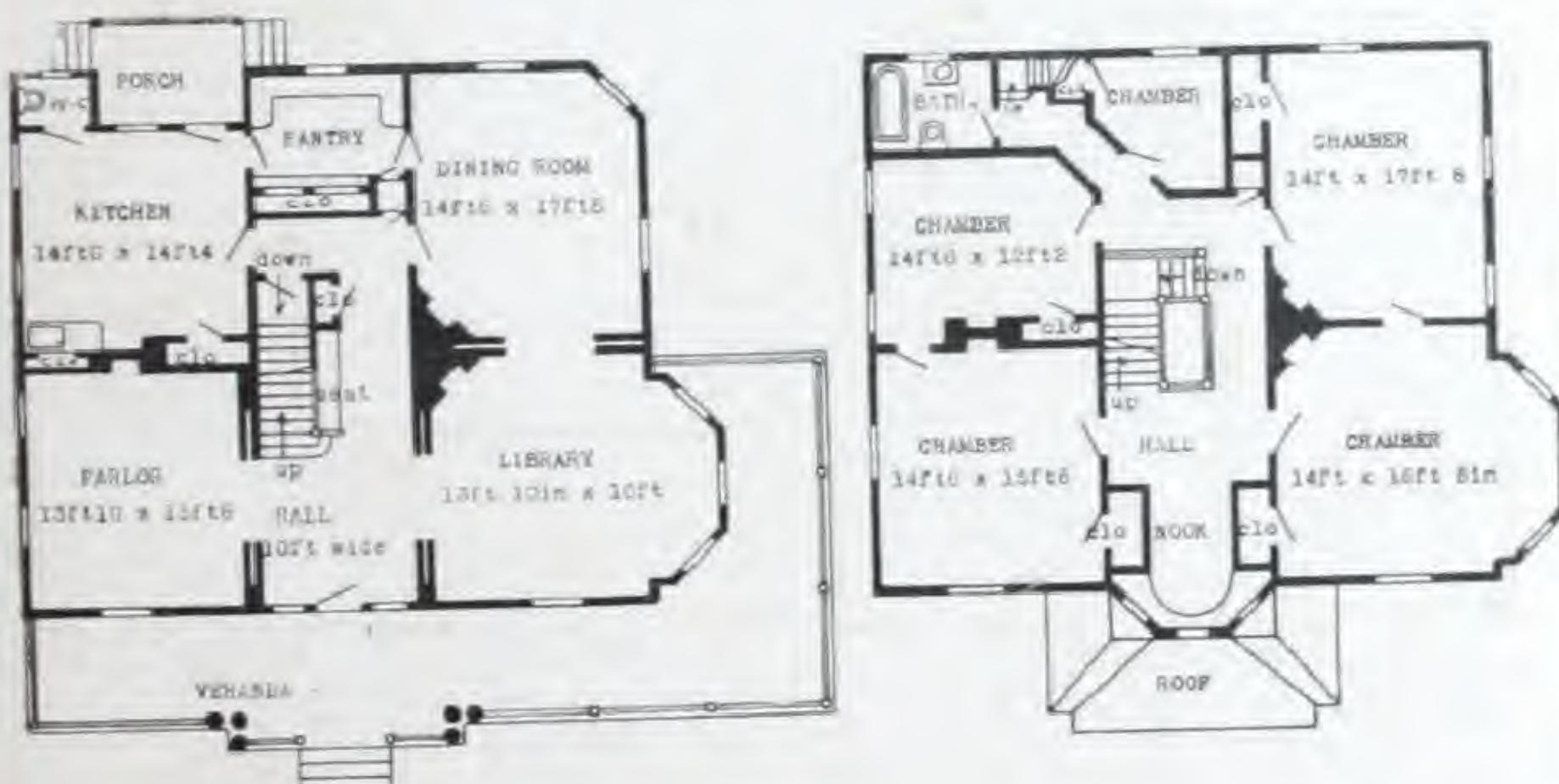
GEORGE F. BARBER, ARCHITECT — 510 & 516 47th — ST. LOUIS





ESGARDEN RESIDENCE.—Design 2244M; cost in frame, \$2,092 to \$2,180; plans, \$15. Special features: A neat exterior; large library; attractive tower; well-ventilated rooms; attractive angular window in dining-room.

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SHABBONA RESIDENCE.—Design 2385-O; cost in frame, \$2,690 to \$2,782; plans, \$35. Special features: A very attractive summer house design. The exterior walls are made up of a combination of rough stone and shingles.

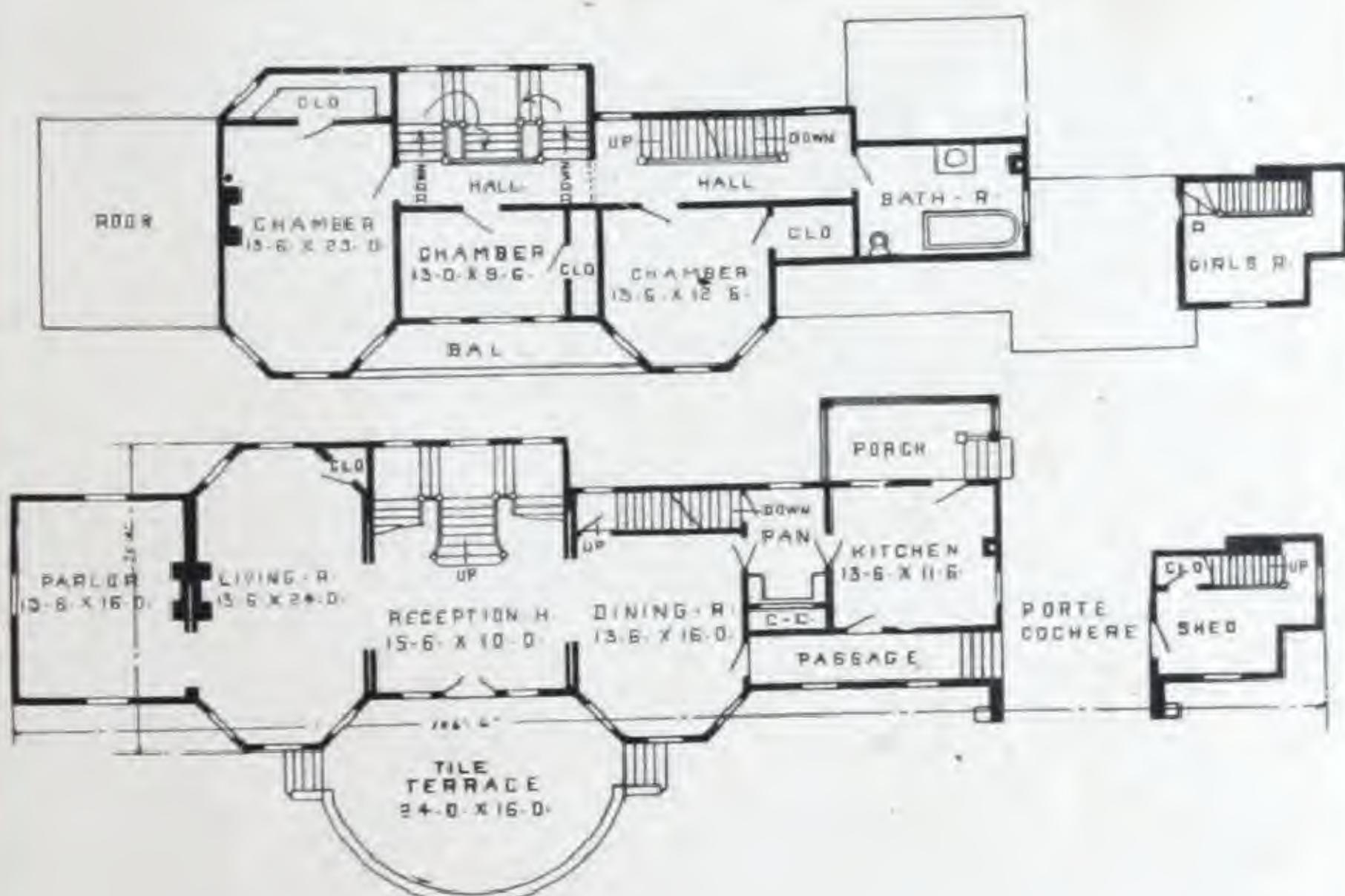
HERBERT C. CHIVRE - ARCHITECT - 106 N. 7TH ST - ST. LOUIS





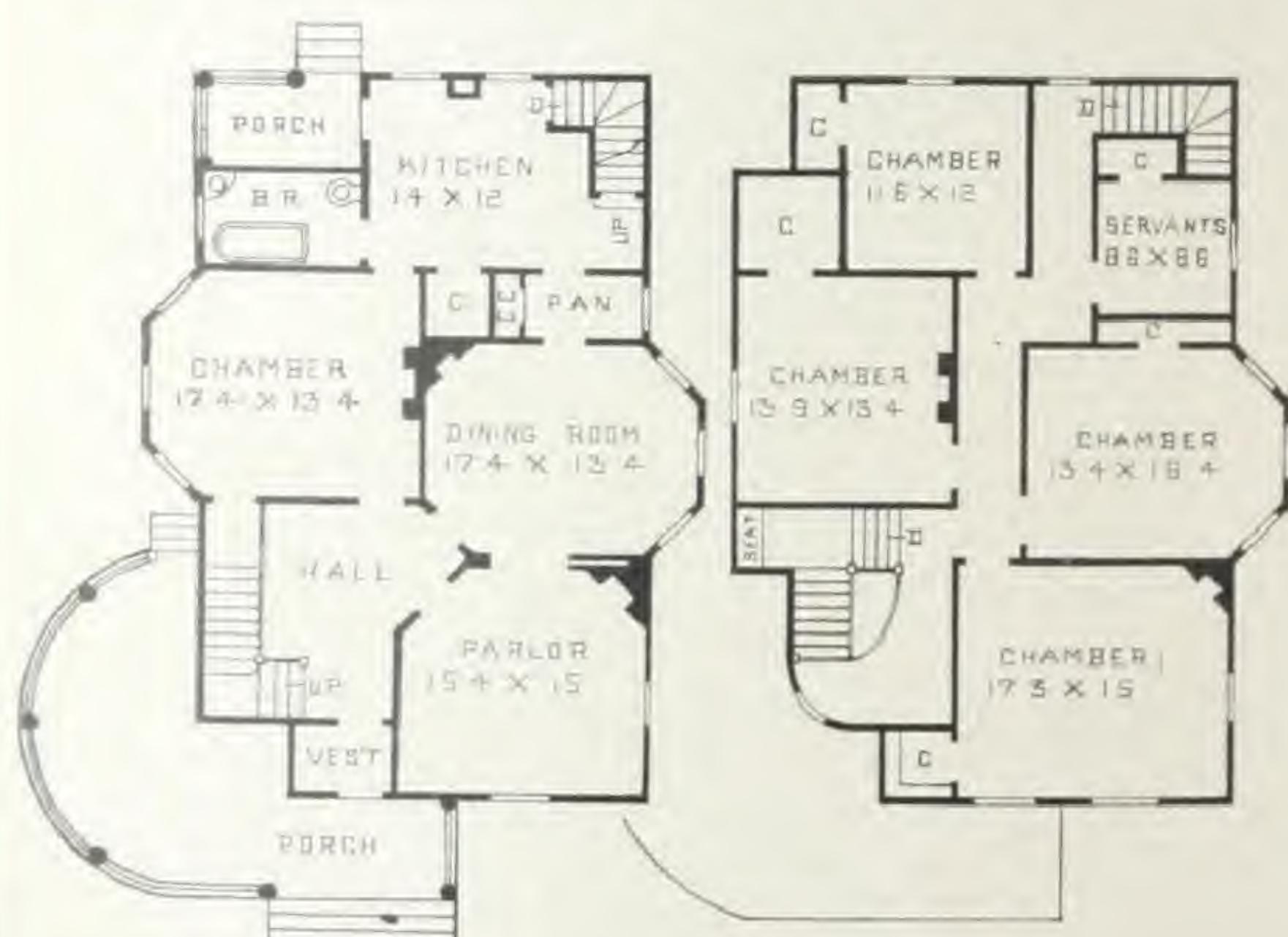
ICKLIFFE RESIDENCE.—Design 1825-O; cost, \$3,500 to \$4,500; plans, \$50. Special features: A very good country home design; would look splendid in stained shingles. A house of this plan shows up large for its cost.

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ONNEAUT RESIDENCE.—Design 1050-O; in frame, \$1,995 to \$2,460; plans, \$20; width over all, 46 ft.; story heights, 10 ft. and 9 ft. 6 in.; attic, 8 ft. Special features: Good-size rooms; attractive outlines to porch and tower.



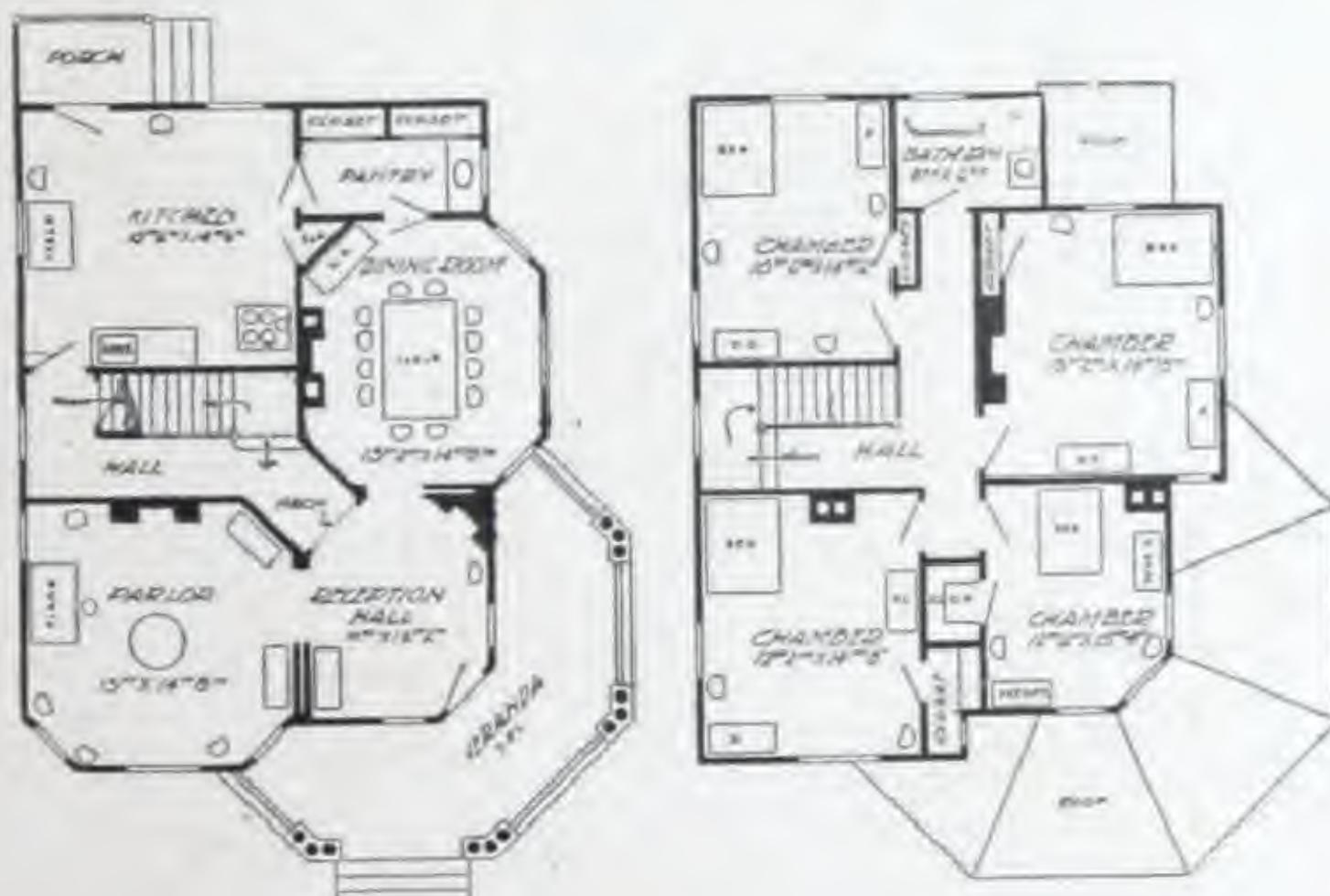


No. 1.



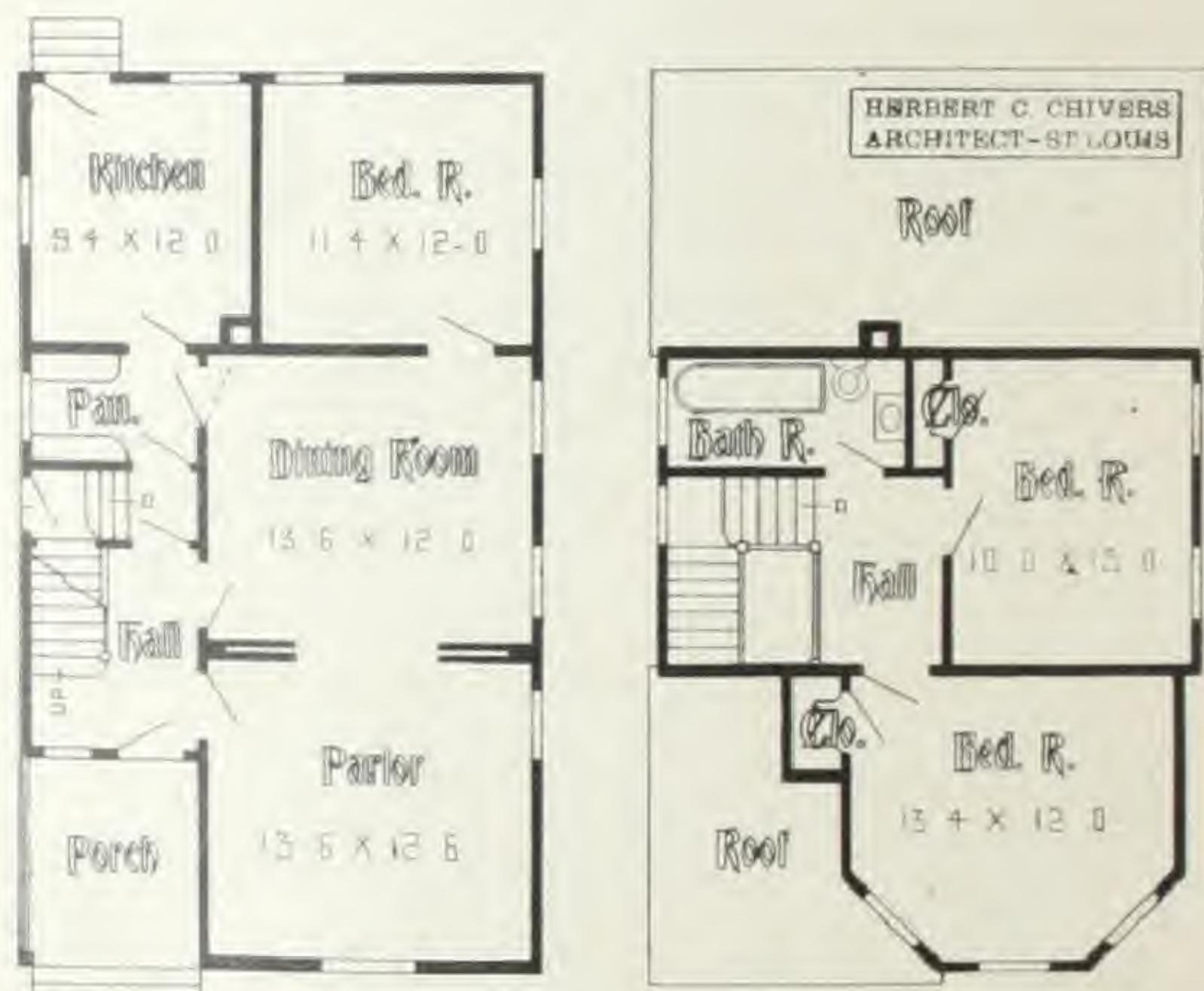
EWBERRY RESIDENCE.—Design 2332M; cost in frame, \$1,692 to \$1,898; plans, \$10; full story heights. Special features: A very compact house. This plan can be had in many modifications. Stairs can go up direct from reception hall without rear hall, and plans can be had with less expensive roof.

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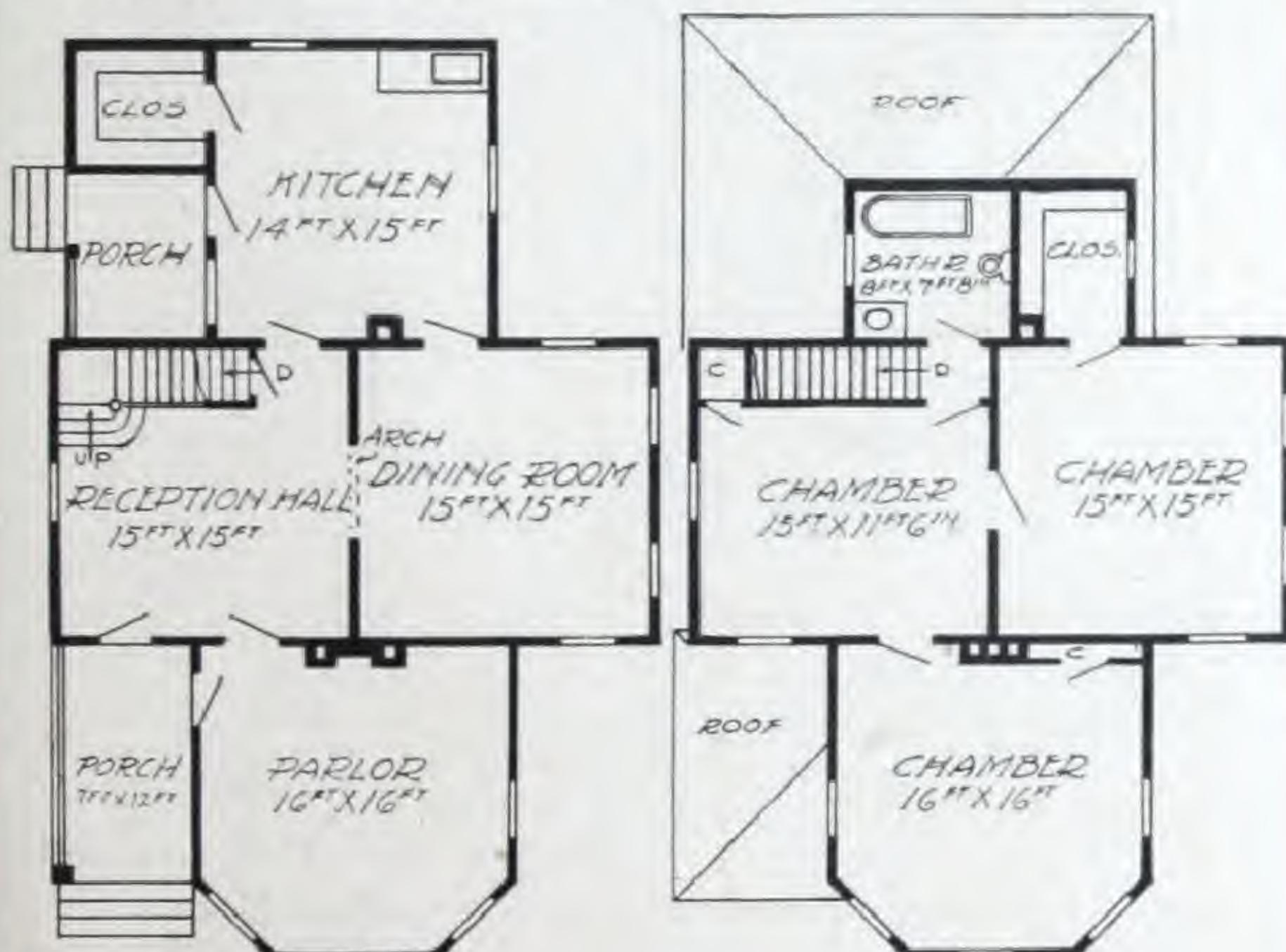


UNIONVILLE COTTAGE.—Design 9066 O; cost in frame, \$1,255 to \$1,340; plans, \$10; width, 22 ft. 4 in. by 39 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Attractive tower-like bay.





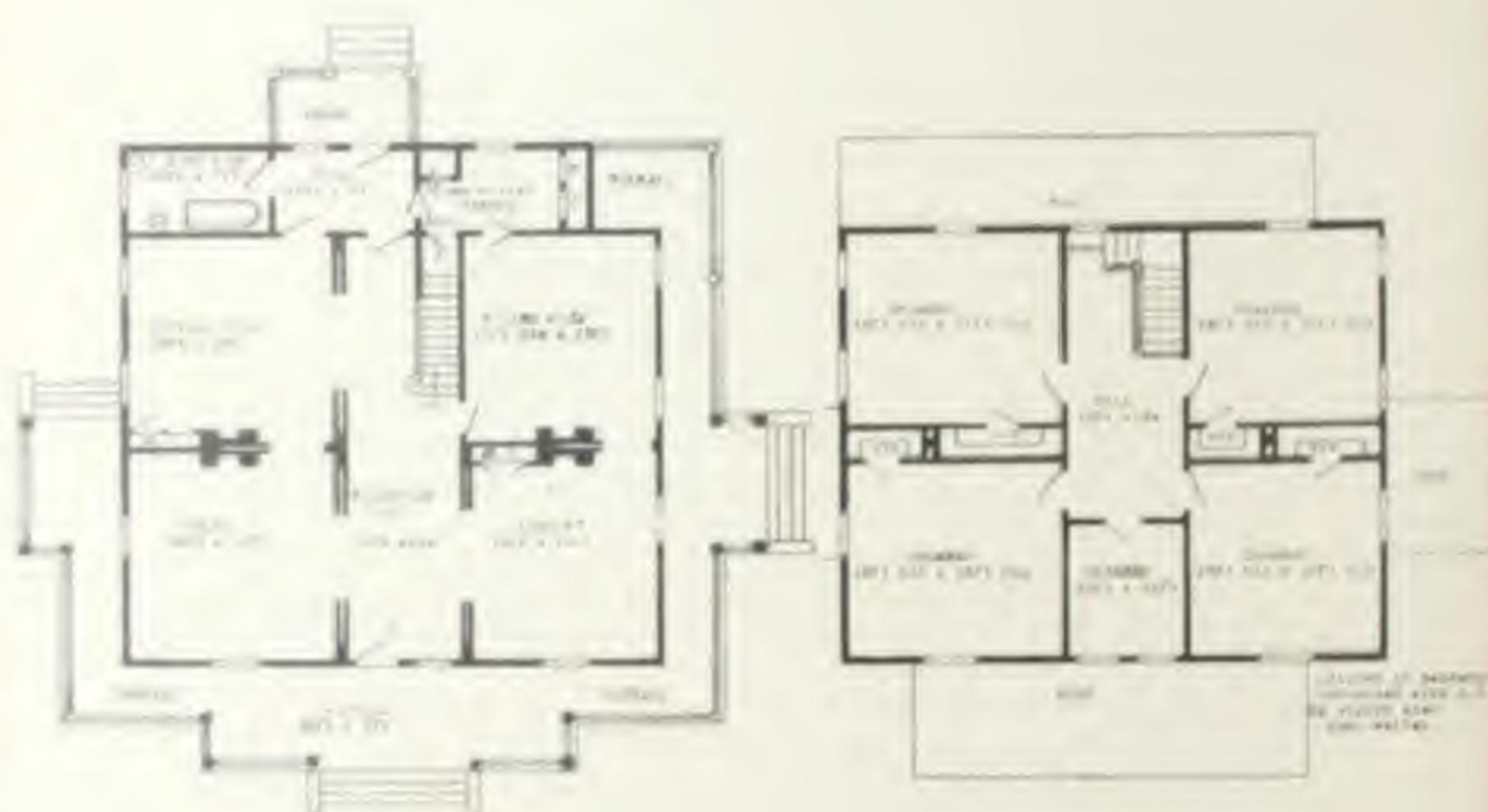
NGOLA RESIDENCE.—Design 100,055-O; cost, \$1,290 to \$1,492; width, 31 ft. 6 in.; story heights, 9 ft. 6 in.; second, 8 ft. 6 in. cellar, 7 ft. under rear of house. Plans, \$10. Special features: Attractive bay in front; plain neat clean-cut exterior.





SERVIA RESIDENCE.—Design 2245M; cost in frame, \$2,390 to \$2,495; plans, \$35. Special features: Large rooms; attractive veranda; good flue connections to all rooms.

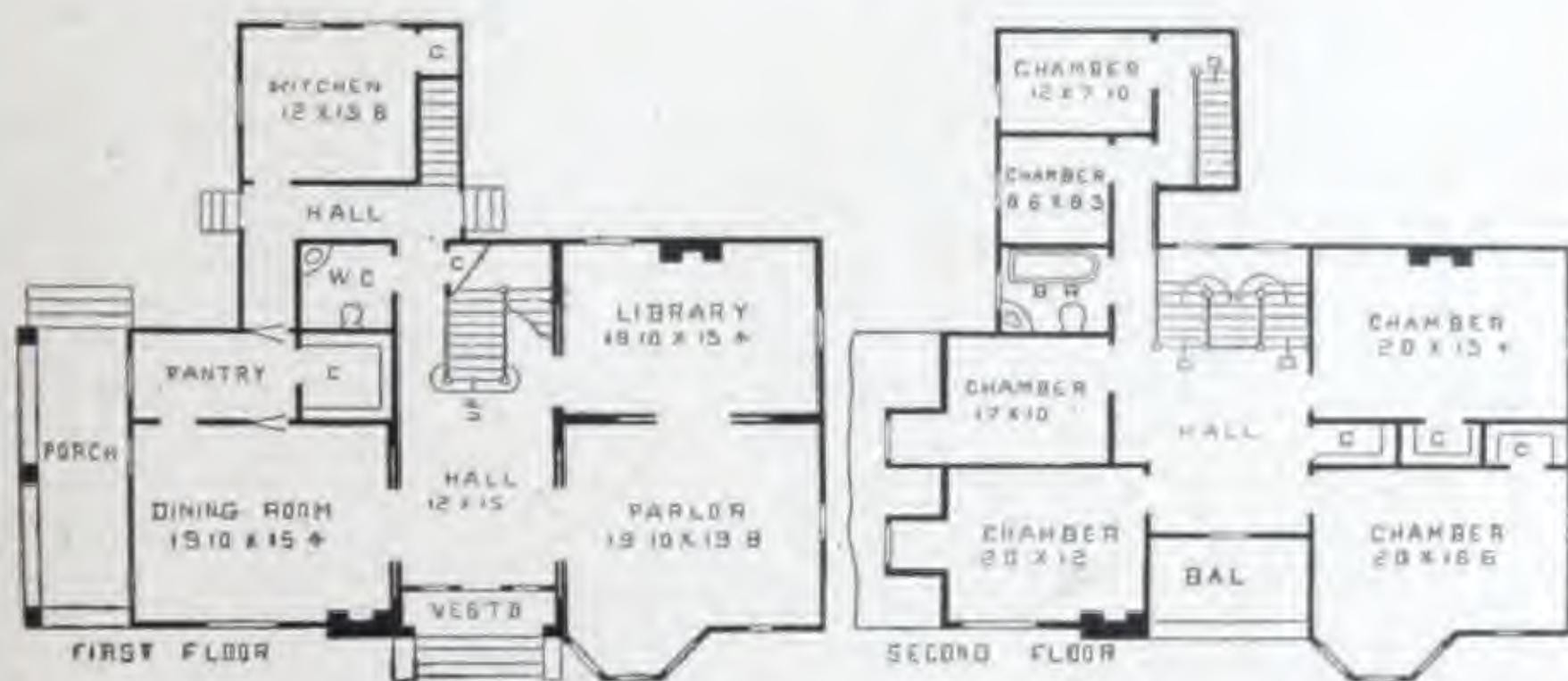
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DOUGLAS RESIDENCE.—Design 1040M; in frame, \$2,500 to \$2,850; plans, \$35; width, 54 ft. 8 in. by 33 ft. to hall; width over all, 62 ft.; story heights, 10 ft. and 9 ft. in the clear. Special features: Wide imposing frontage; the rough-stone chimney and arch lends an appearance of solidity; the balcony above works in well. The combination of stone and stained shingles is very attractive.

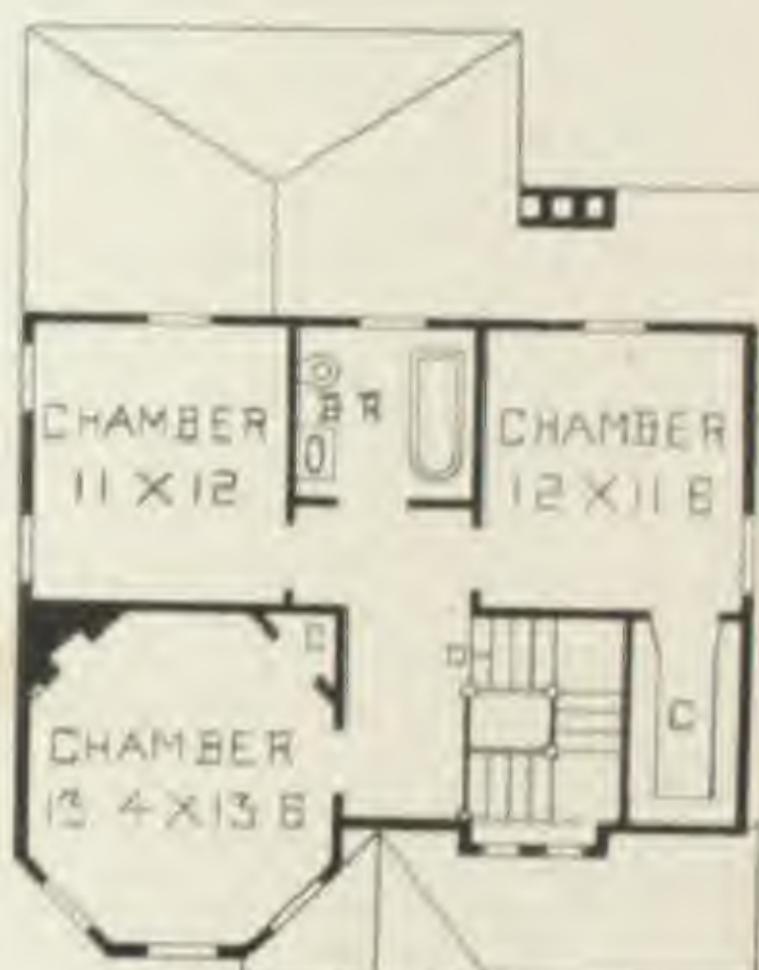
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LENCOE RESIDENCE.—Design 1039-O; in frame, \$1,798 to \$1,890; plans, \$15; width over all, 33 ft.; story heights, 9 ft. 6 in. front chamber full story. Special features: Back chamber and ventilated alcove for kitchen range.

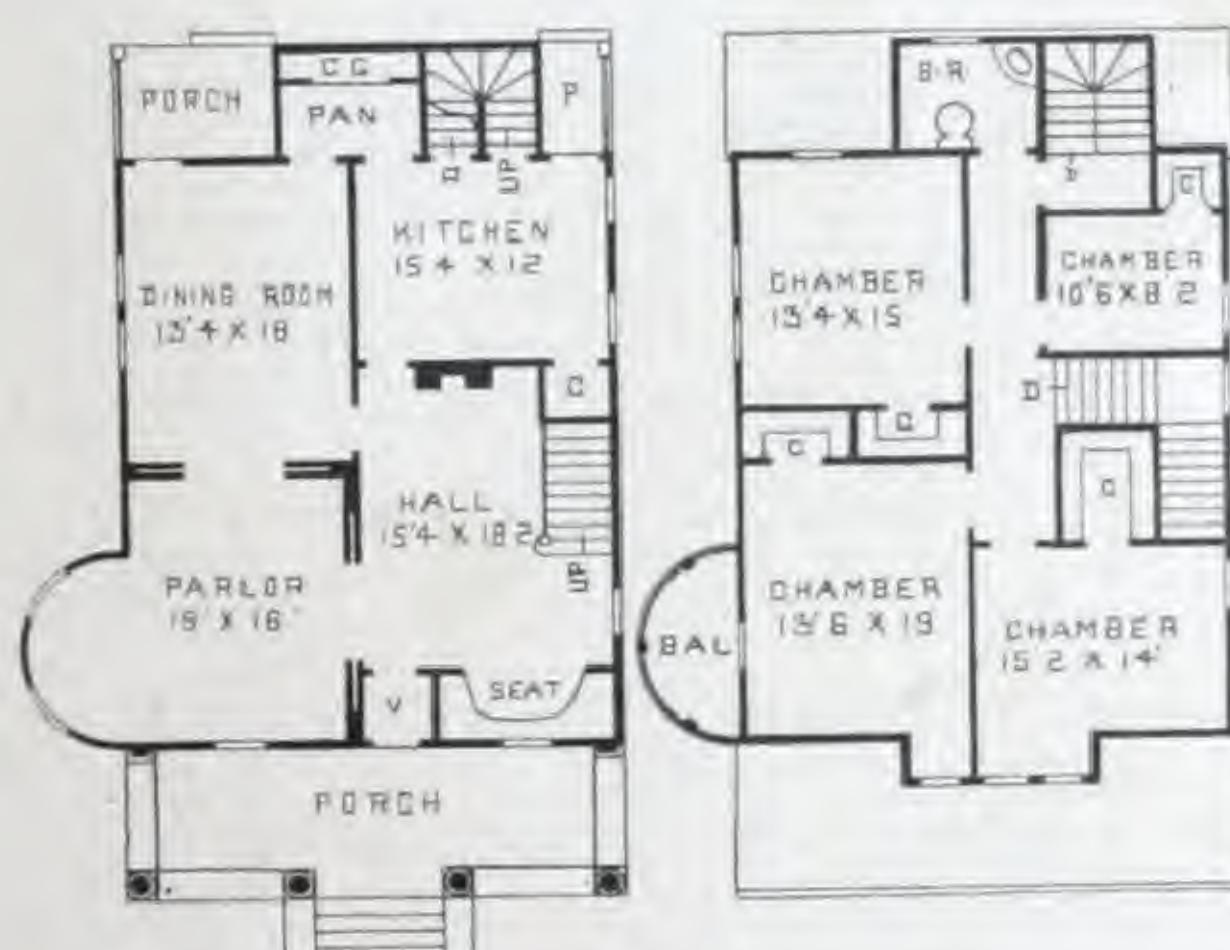
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ONA RESIDENCE.—Design 1532-O; cost in frame, \$1,459 to \$1,789; plans, \$15; width, 30 ft. 4 in.; width over all, 36 ft.; story heights, 9 ft. 6 in. cut down at roof to 7 ft. 6 in. Special features: Large reception hall.

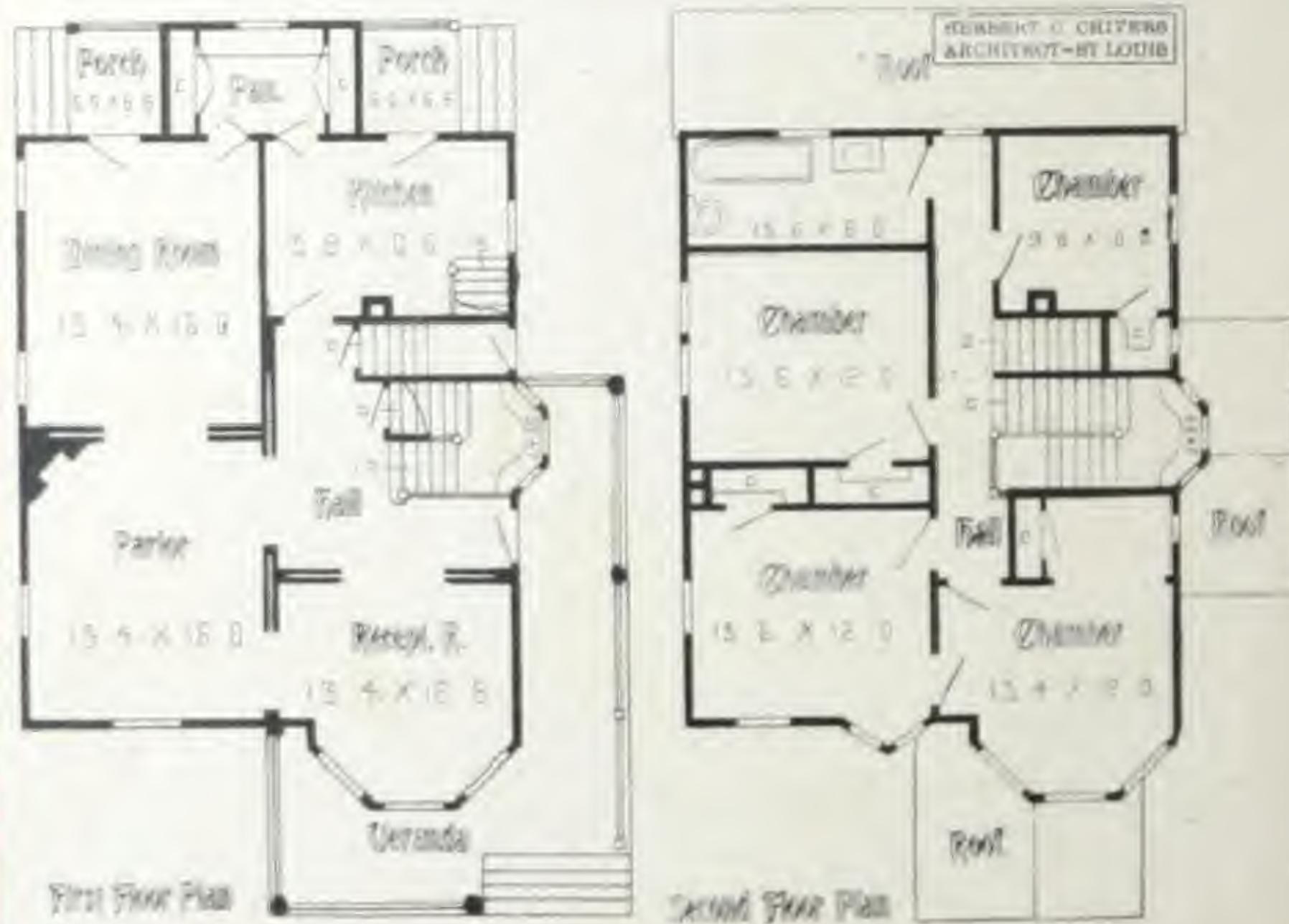
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LMWOOD RESIDENCE.—Design 9060-O; in frame, \$1,500 to \$1,989; plans, \$15; story heights, 9 ft. 6 in. and 9 ft.; full story except 18 inches cut off to outer corner of front chamber. Elmwood reversed; width, 28 ft. 8 in. by 33 ft. 9 in.; width over all, 36 ft. Special features: Front rooms are not cut off by stairs as customary.

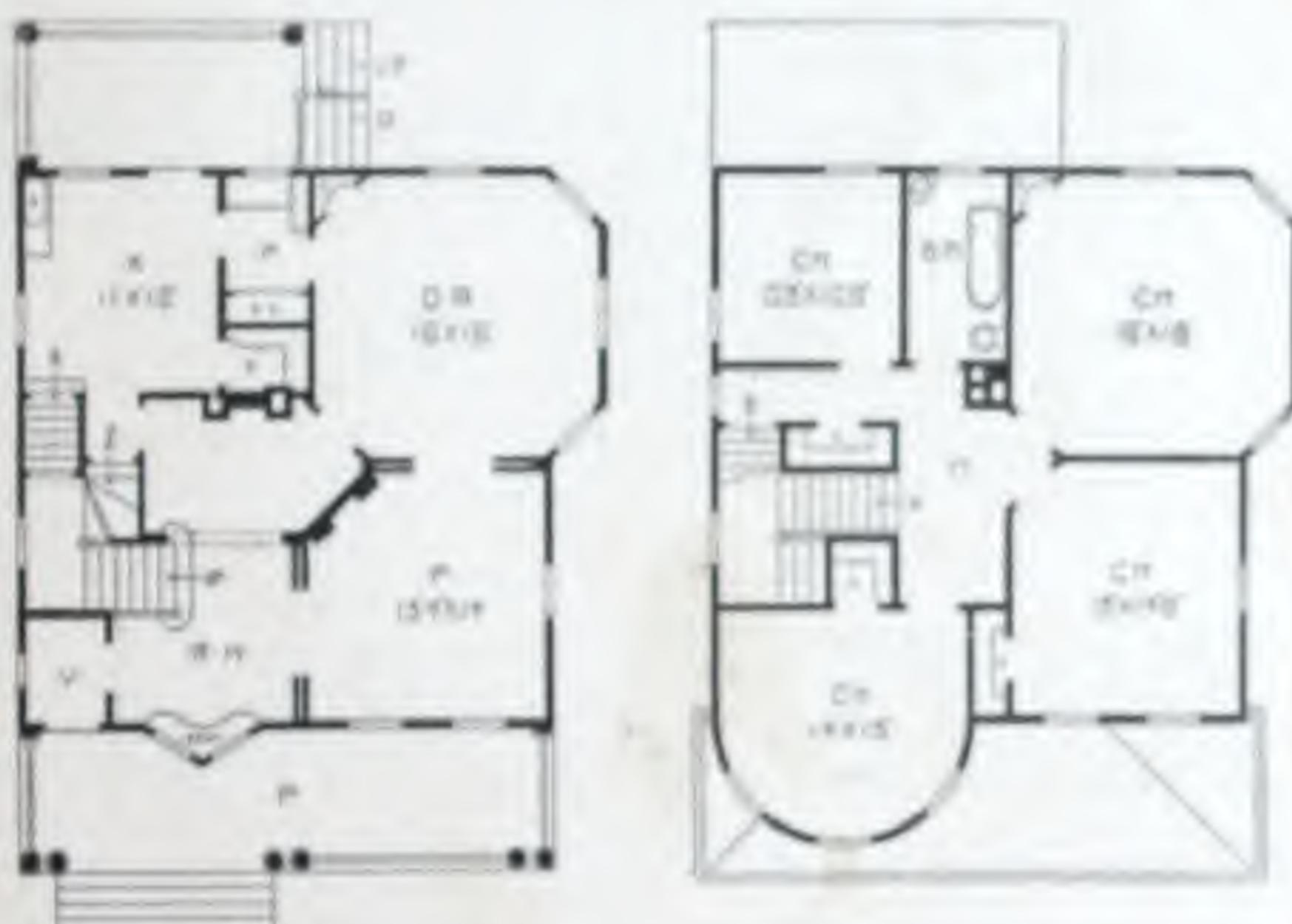
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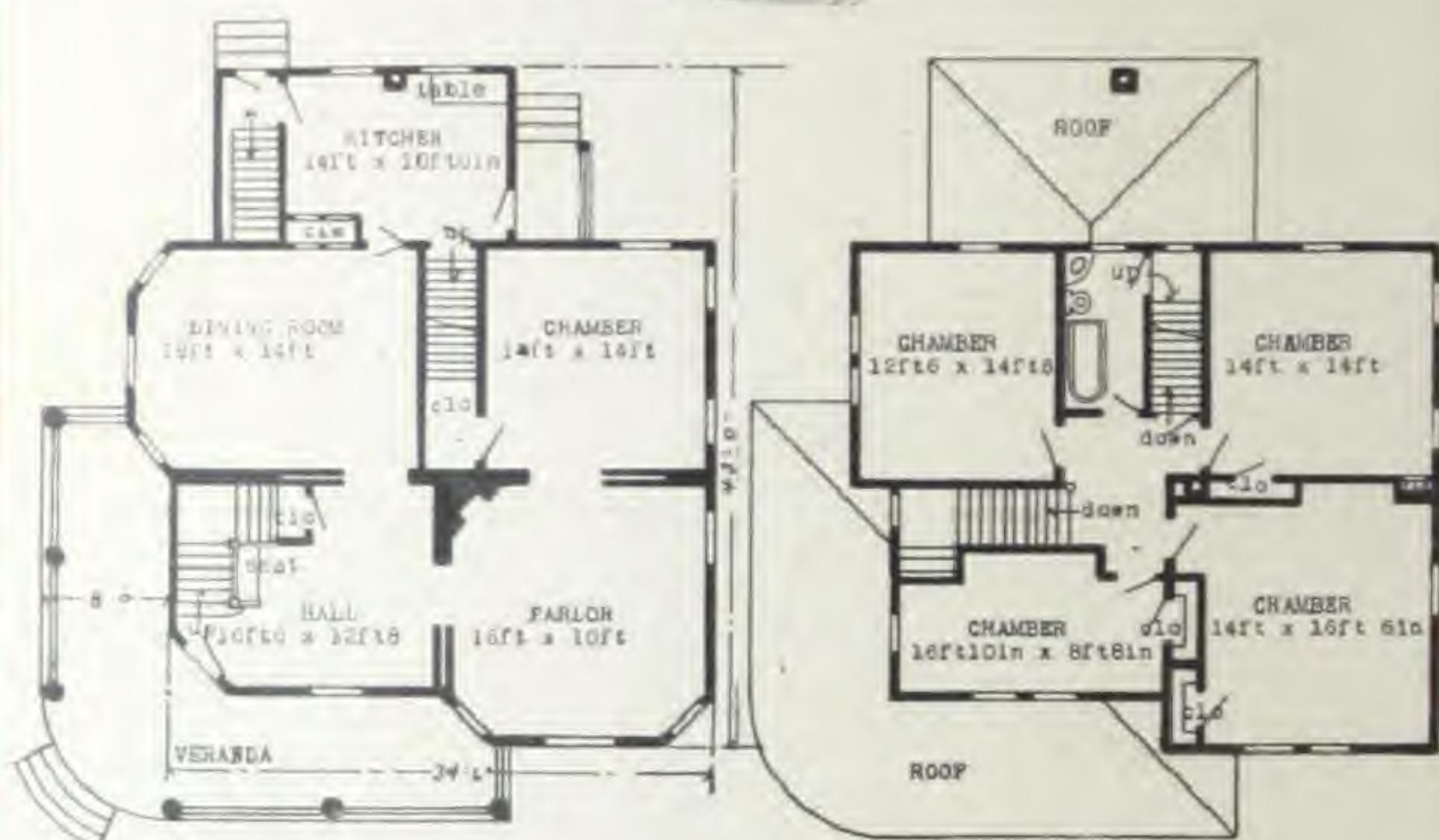




OPKINSVILLE RESIDENCE.—Design 1042-O; cost in frame, \$2,298 to \$2,569; plans, \$20; story heights, 9 ft. 6 in. Special features: Fire-place in reception hall; well-ventilated dining-room; vestibule; attractive V-shape window in front.

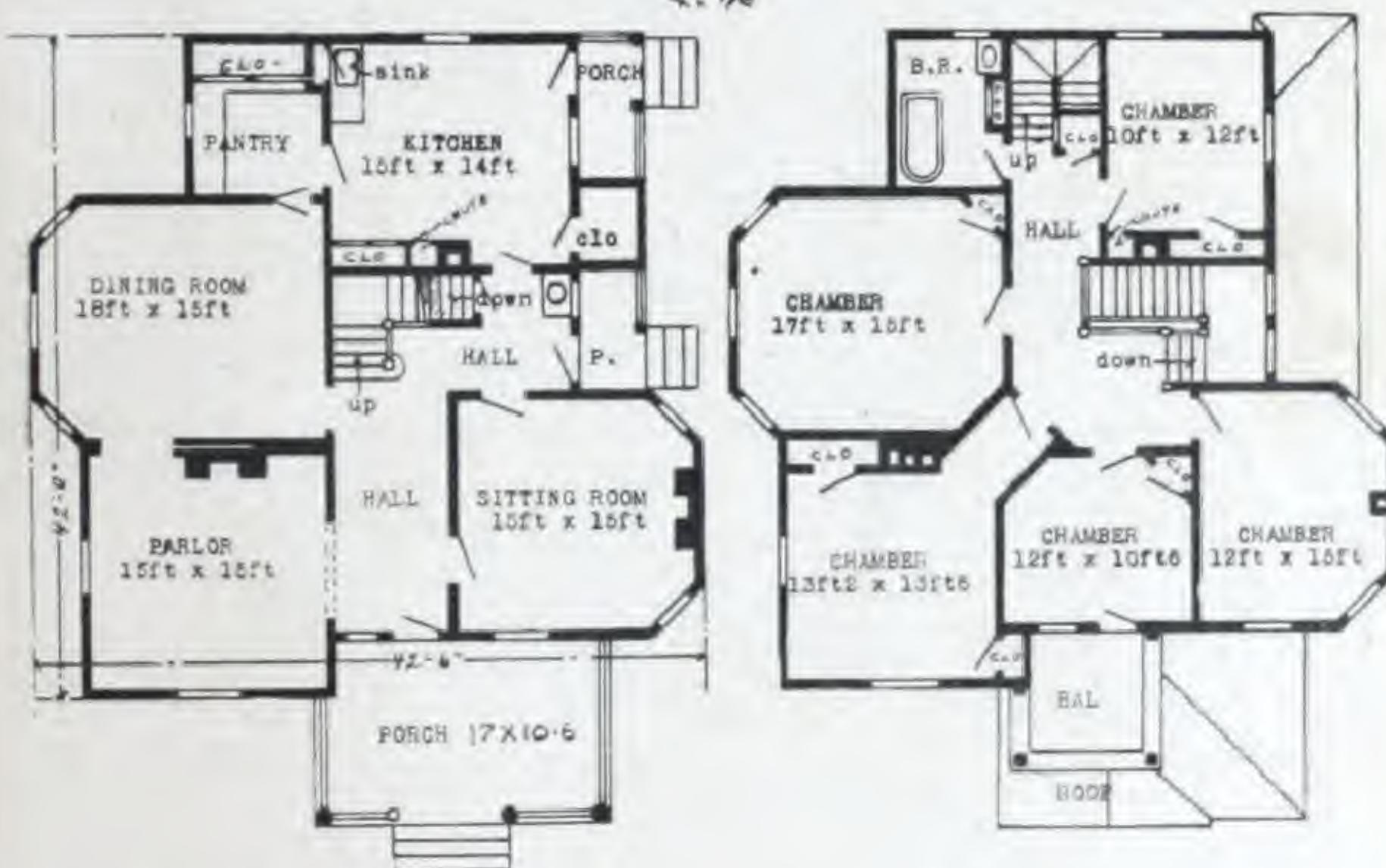
內蒙古自治區呼倫貝爾市海拉爾區人民法院 2016 年 1 月 26 日 36





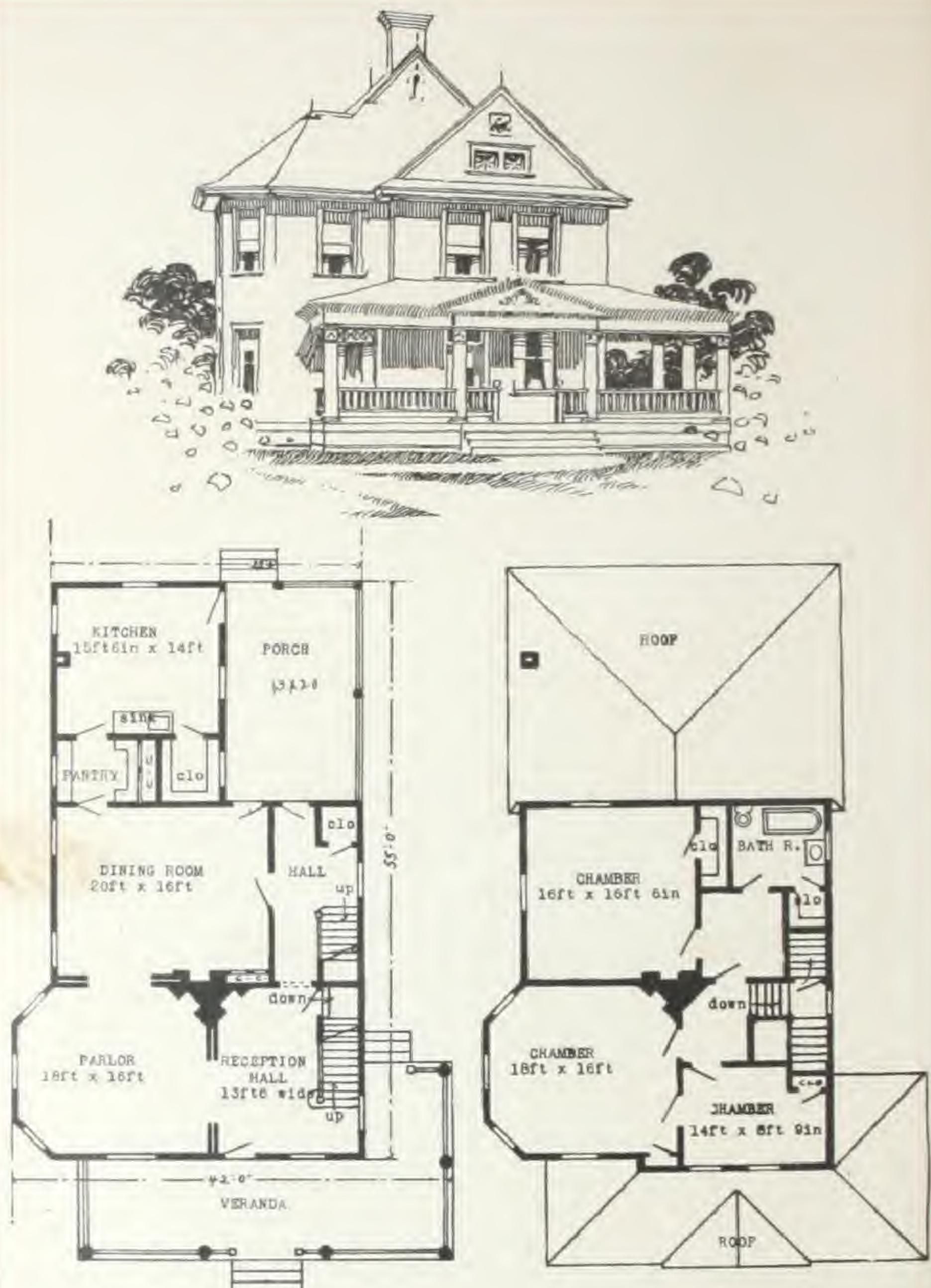
OVANA RESIDENCE.—Design 1842-O; cost in frame, \$2,390 to \$2,498; plans, \$20; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Large rooms; neat attractive design; good corner-lot design; attractive upper sash to second-story windows.

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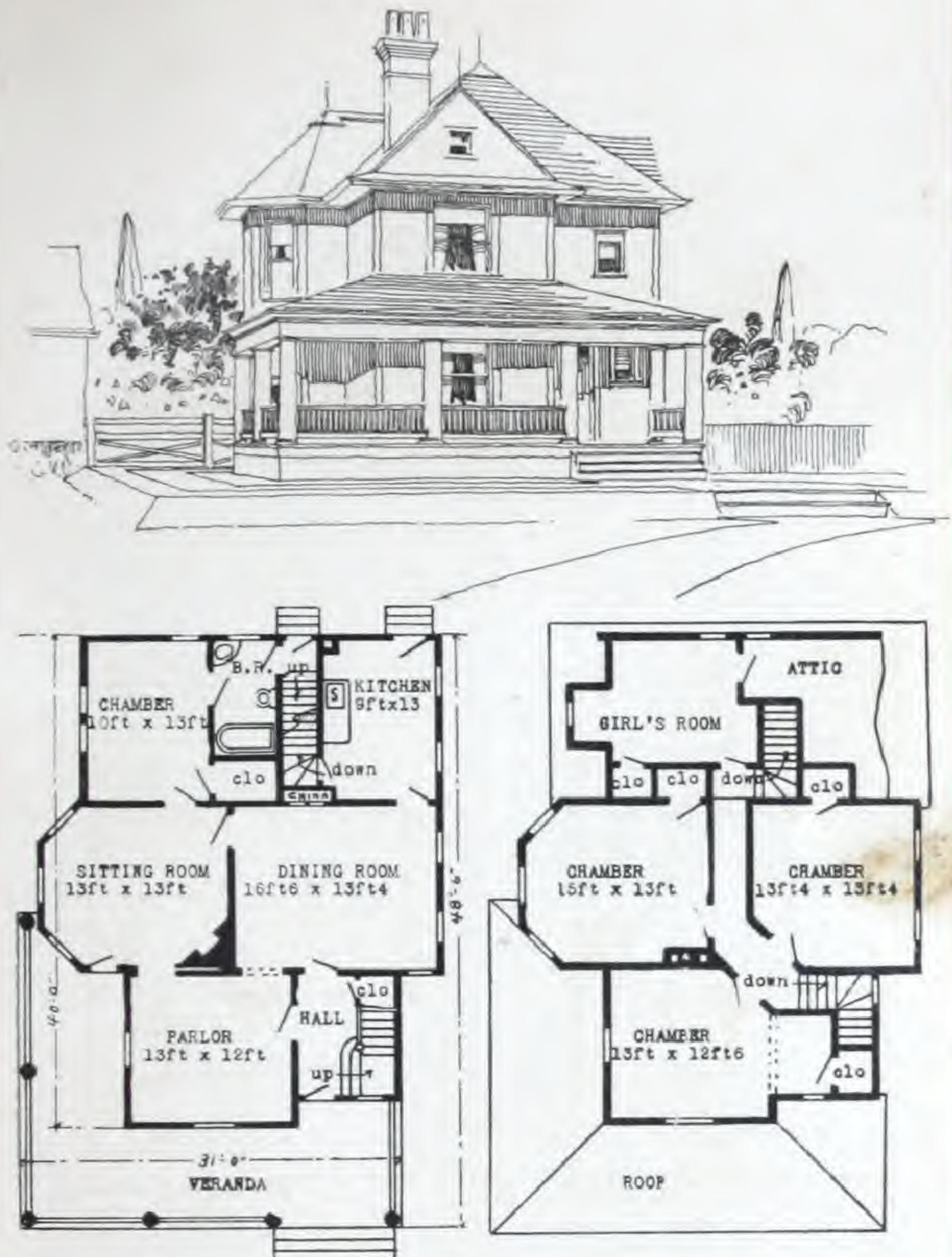


LEXIS RESIDENCE.—Design 1979-O; cost, \$2,190 to \$2,298; plans, \$20. Special features: Large rooms; central hall; wide frontage; main stairs located in such a way that rear stairs is hardly necessary; wash-basin in rear hall; large front porch;

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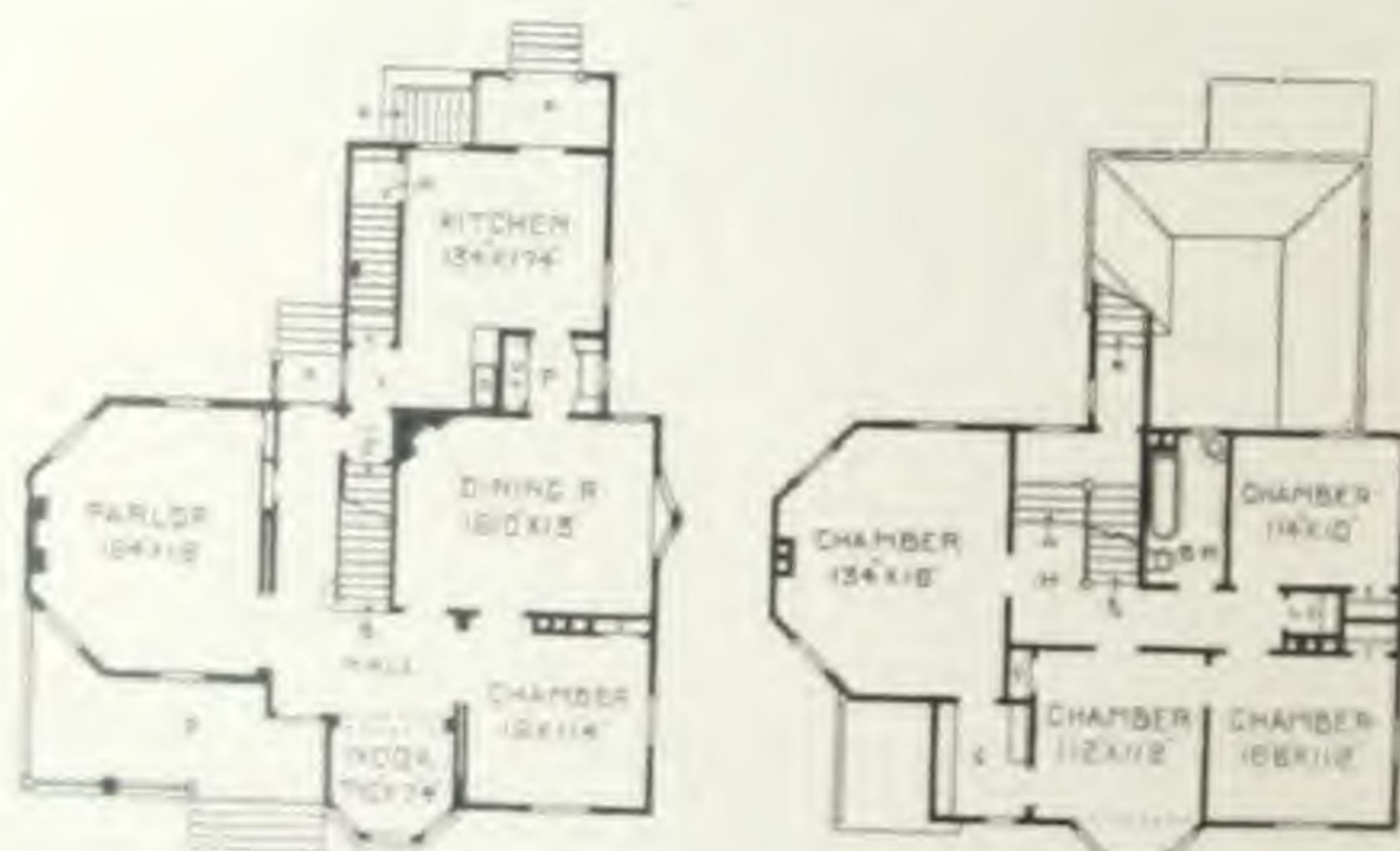
ANASTOTA RESIDENCE.—Design 1867-O; cost in frame, \$2,190 to \$2,239; plans, \$20; story heights, 10 ft. and 10 ft. Special features: Attractive large bay-shape parlor and chamber above; neat attractive modern exterior design.



ATIMER RESIDENCE.—Design 1869-O; cost, \$2,190 to \$2,298; plans, \$20; story heights, 10 ft. and 9 ft.; width over all, 33 ft. Special features: Chamber on first floor, with convenient bath-room; bath-room can easily be reached from upper chambers.

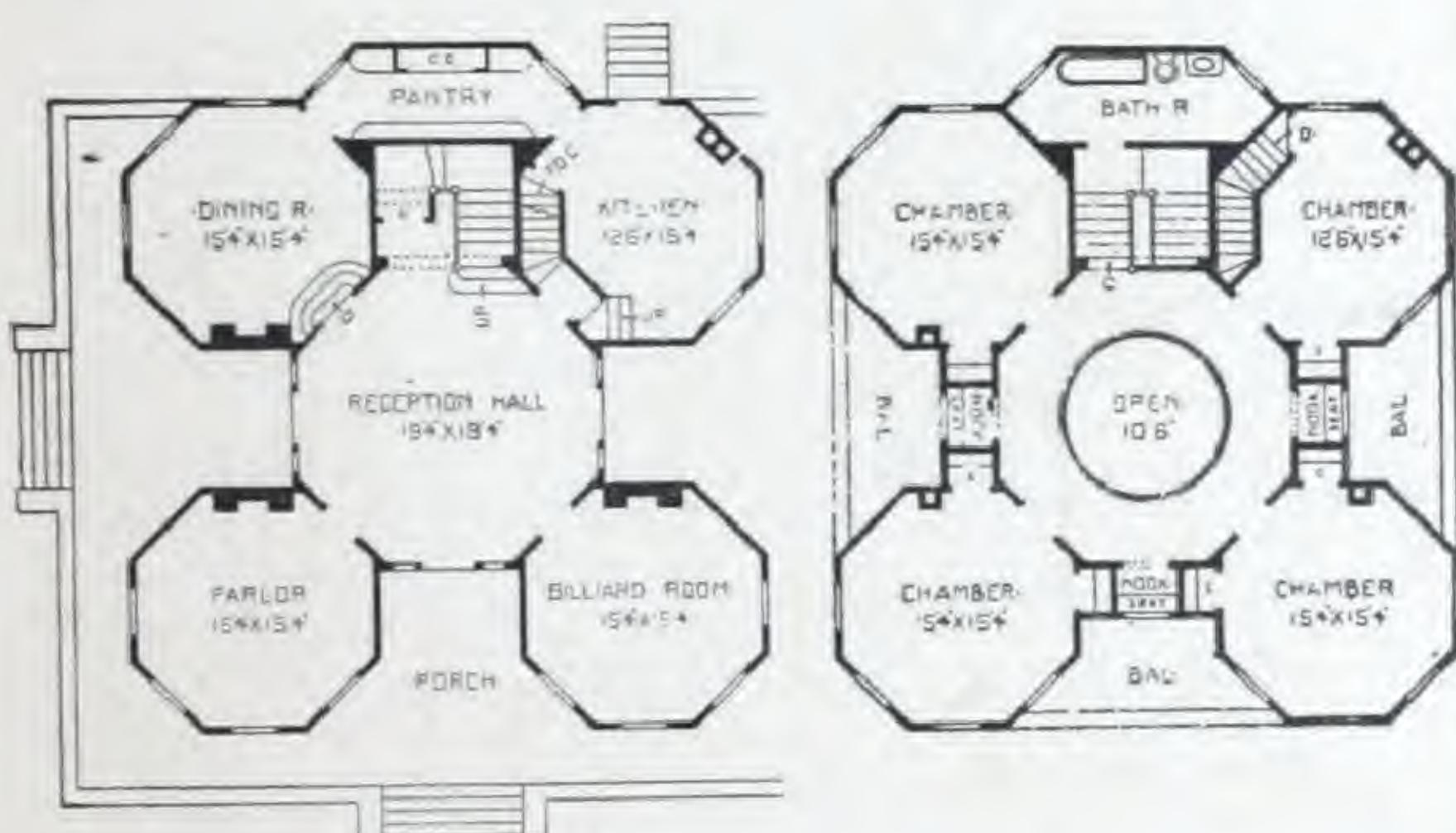


FERGUSON RESIDENCE.—Design 4229-O; in frame, \$1,298 to \$1,399; plans, \$10; width over all, 40 ft. Special features: Good outlines to roof. Modifications: Small chamber below, can be a part of reception hall, with arch in line with front door. Ferguson Residence No. 2; in frame, \$2,390 to \$2,480; plans, \$20; story heights, 10 ft. and 9 ft. in the clear. Special features: Striking design; well-ventilated parlor. Have \$10 stock plans with the following changes: Kitchen back of parlor as dining-room; also with kitchen wing eliminated. Ferguson No. 3, Gladson design, similar to this with den back of a circular-shaped parlor, and bath back of this.





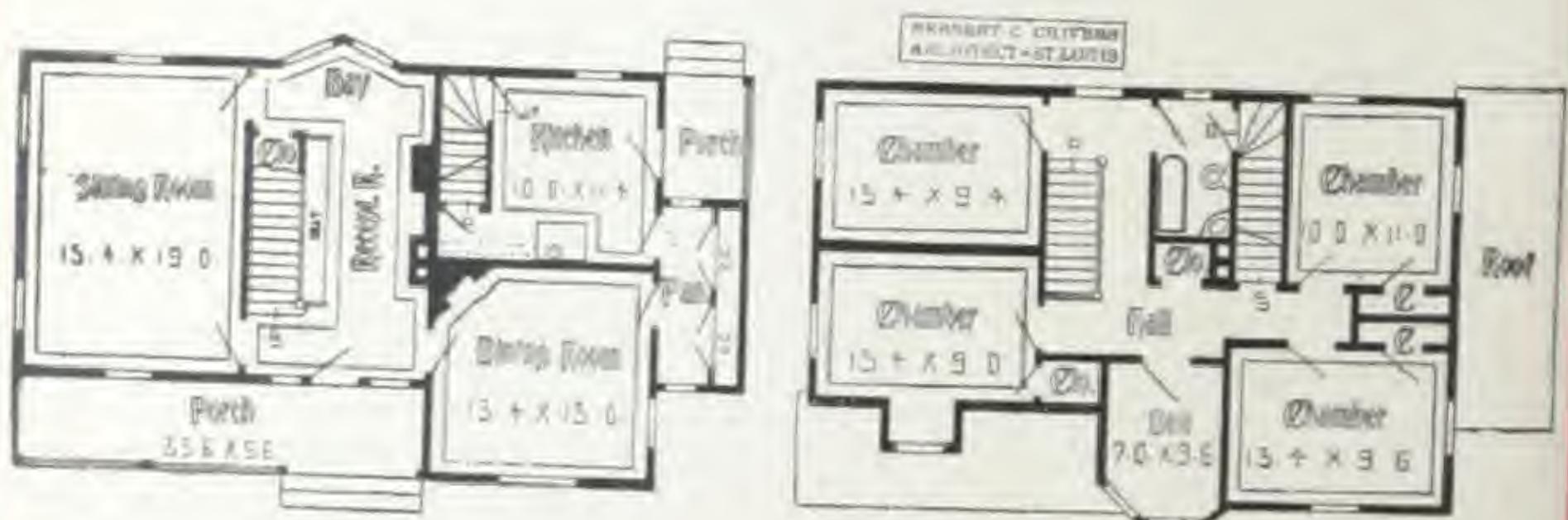
HUDSON RIVER RESIDENCE.—Design 4222-O; in frame, \$3,000 to \$3,500; plans, \$25; story height, 10 ft. Special features: Attractive stained shingle exterior; castelated design; would appear well on high ground or on an island, with the terraces.





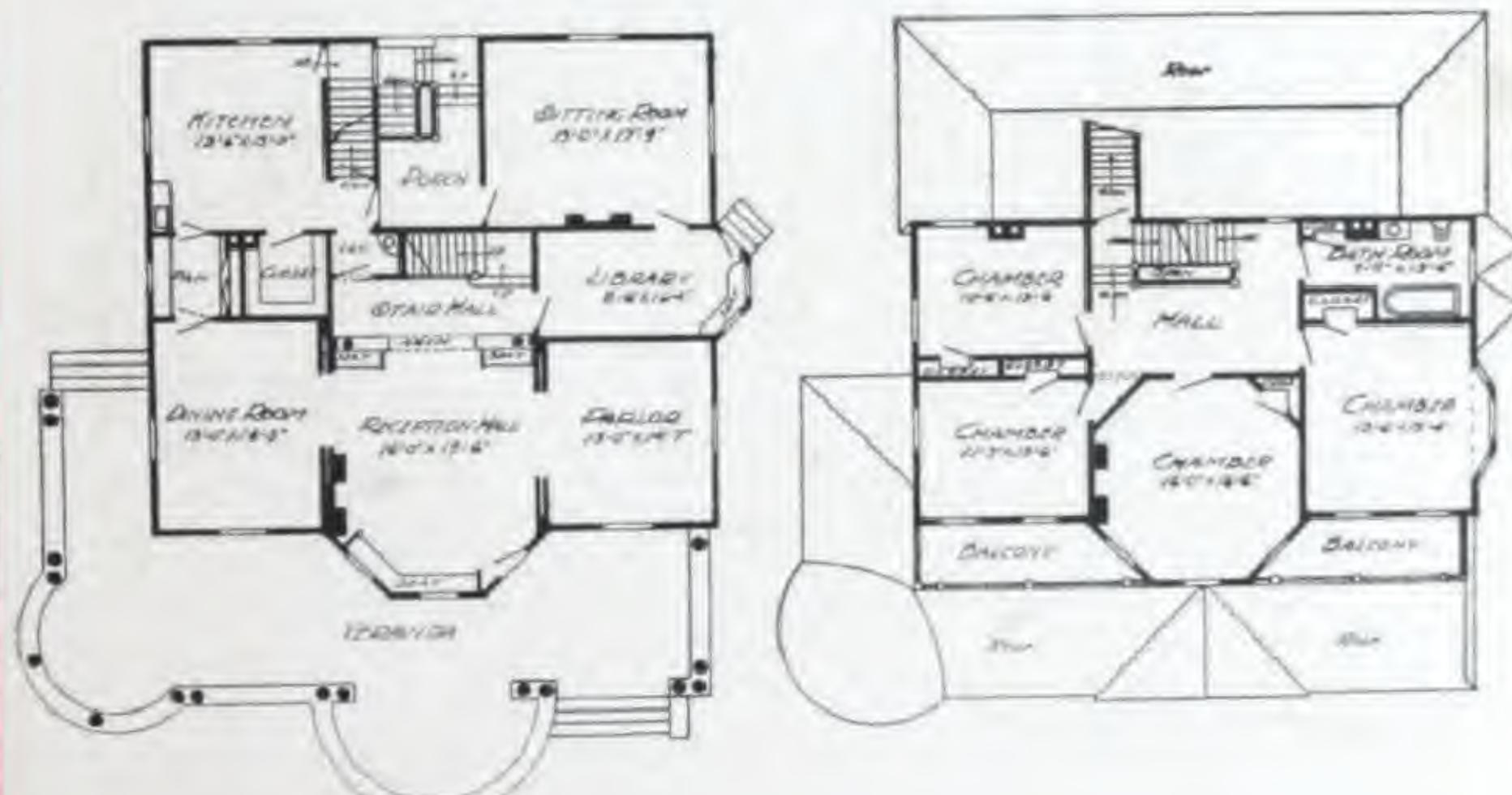
ROOKLYN RESIDENCE.—Design 1872M; in frame, \$1,699 to \$1,779; plans, \$15; width over all, 45 ft.; story heights, 9 ft. 6 in. full story. Special features: Wide imposing frontage; clean-cut unique design; attractive reception hall, with bay at rear.

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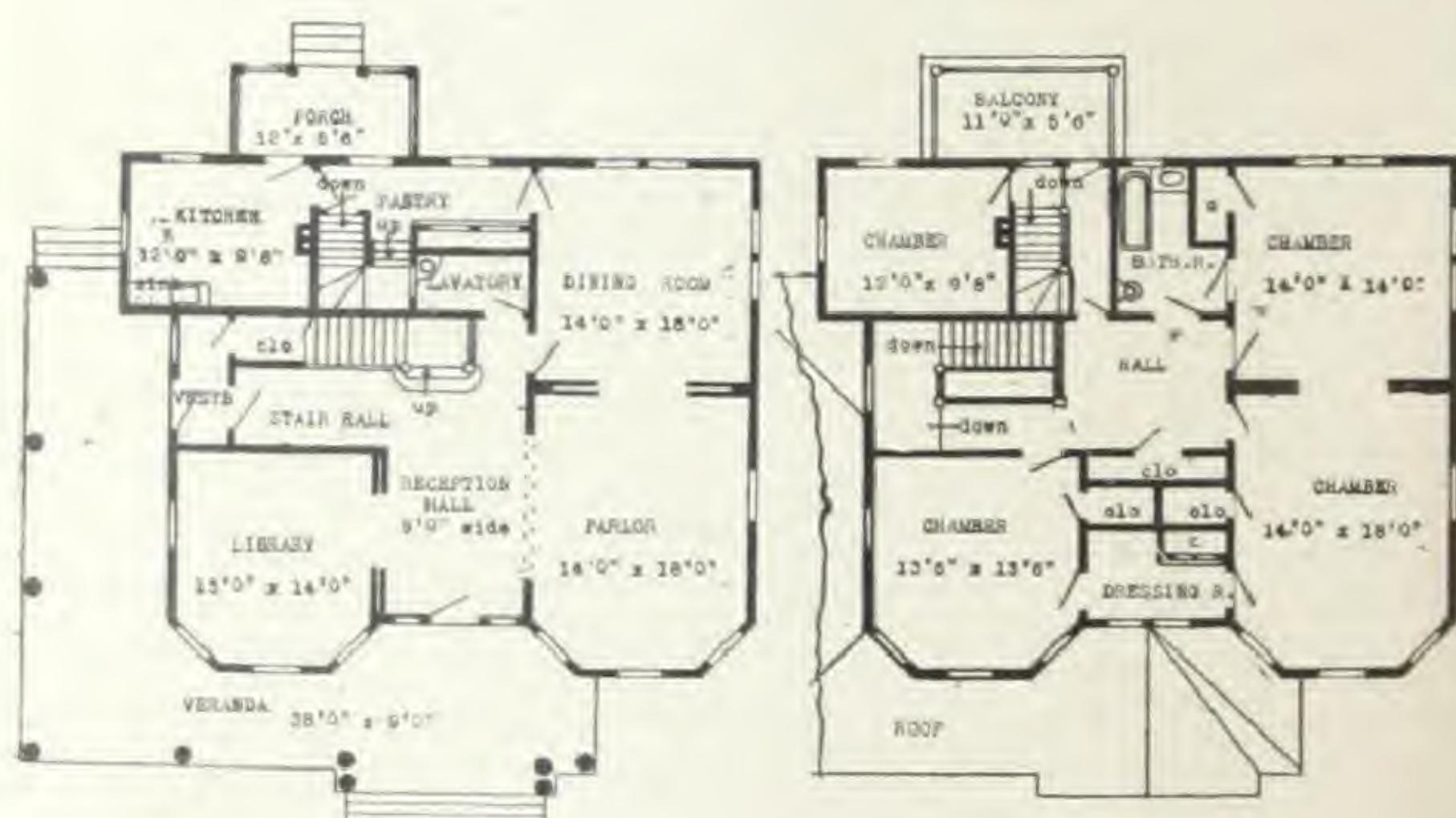
ONTPELIER RESIDENCE.—Bailey design 1827-O; cost, \$2,890 to \$3,500; plans, \$25. Modification No. 2, Barnett design, with fire-place to sitting-room only; with flues to all rooms; with bath on first floor, back of main stairs, in place of rear stairs; with hall between main stairs and bath; with door out onto rear porch and to sitting-room and kitchen; with front porch extending to library; with rounded corner; story heights, 10 ft. and 10 ft.

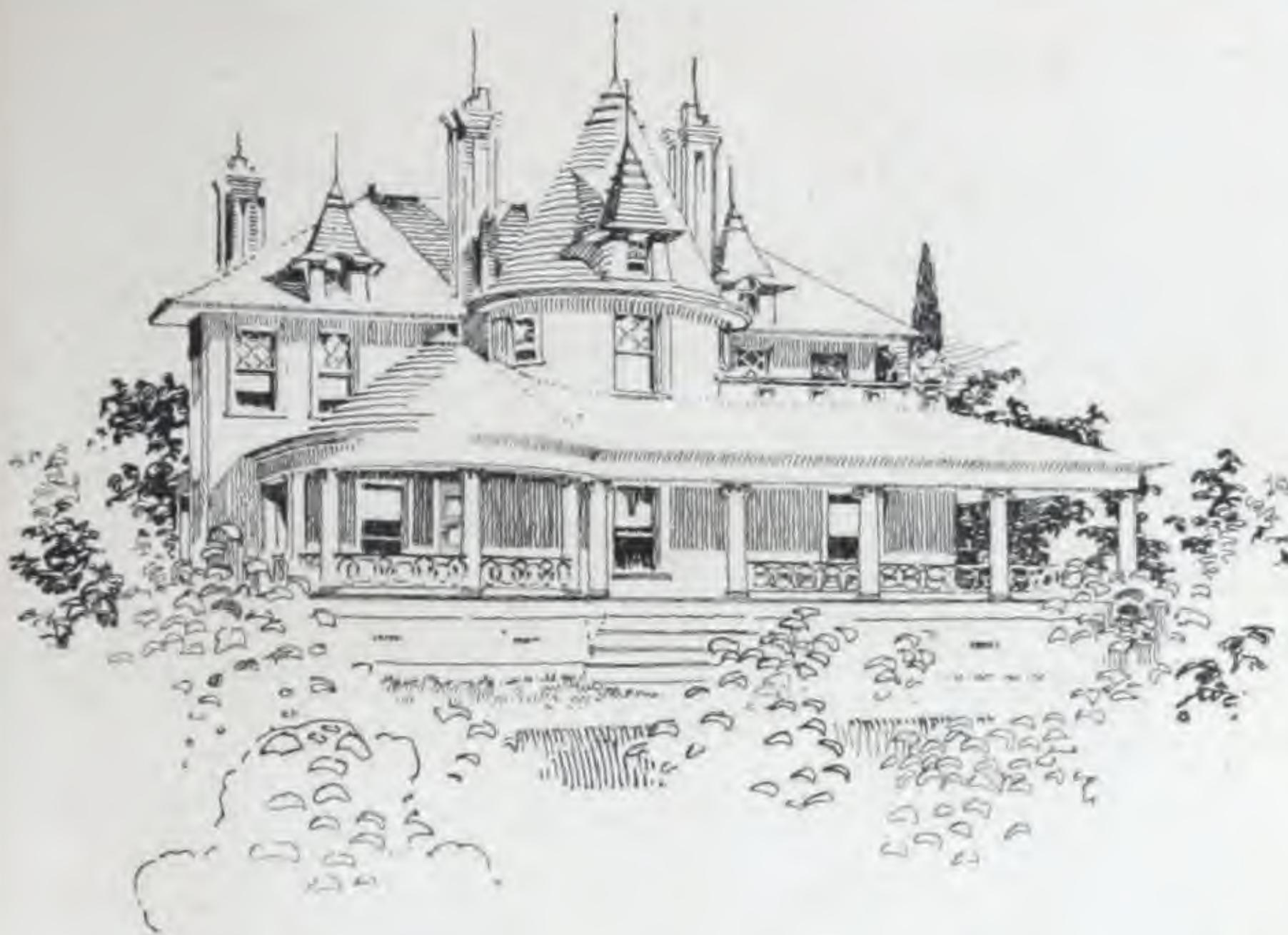




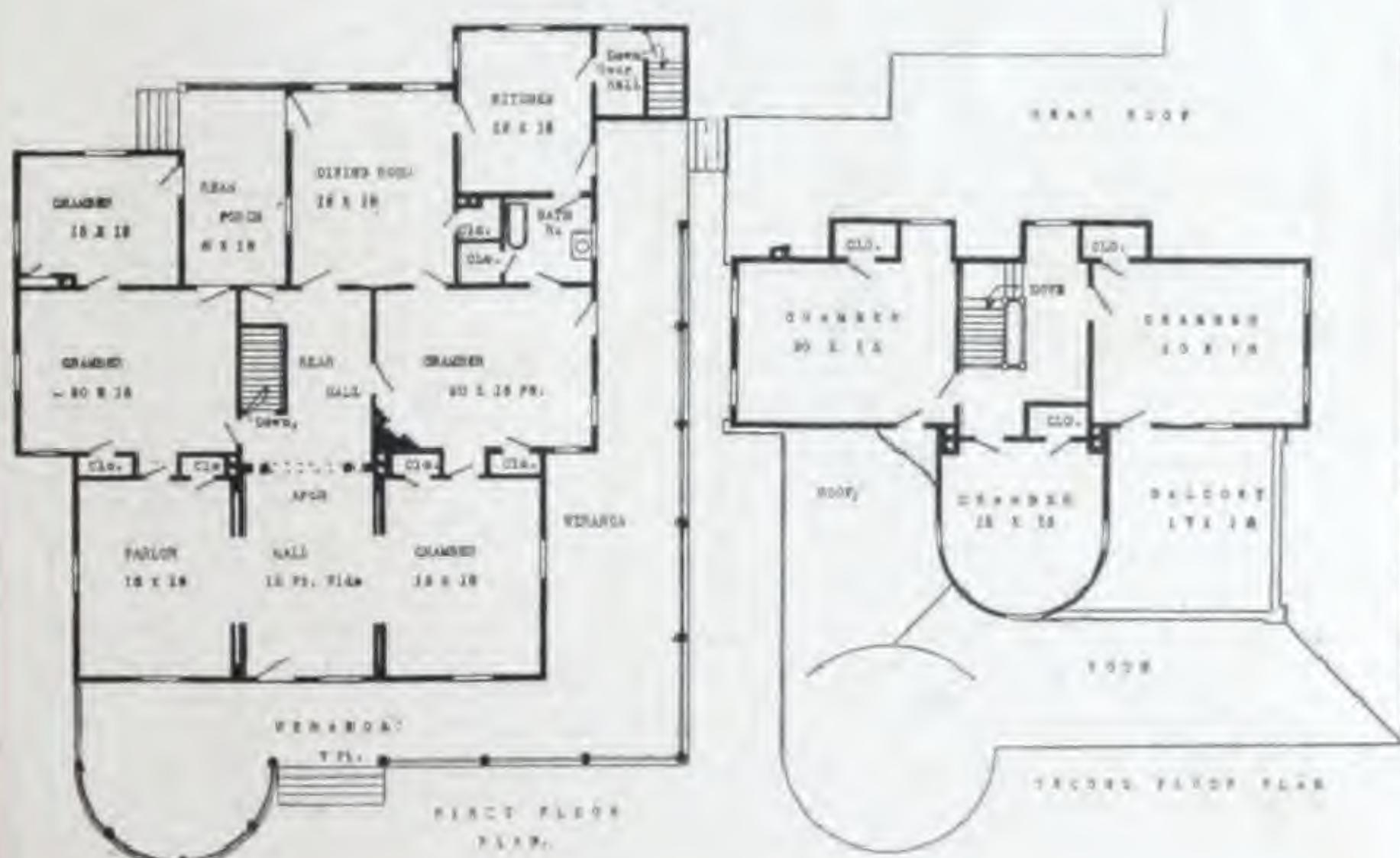
OLANDUS COTTAGE.—Design 2354-O; cost, \$2,450 to \$2,700; plans, \$15; story heights, 10 ft. and 9 ft. 6 in. Special features: Large veranda; pleasant outlook from front rooms; front of house is not cut up by stairs. A wide imposing front.

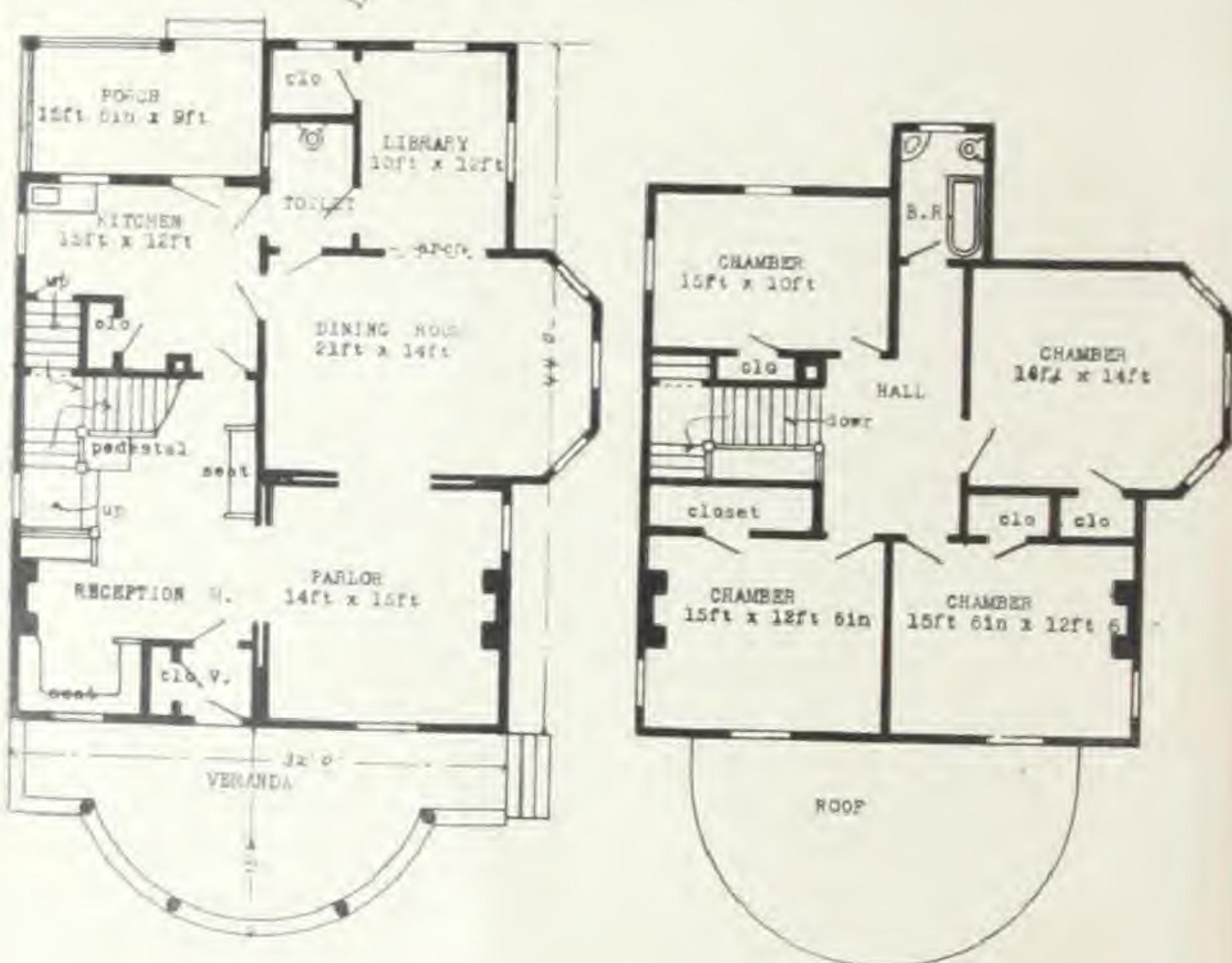
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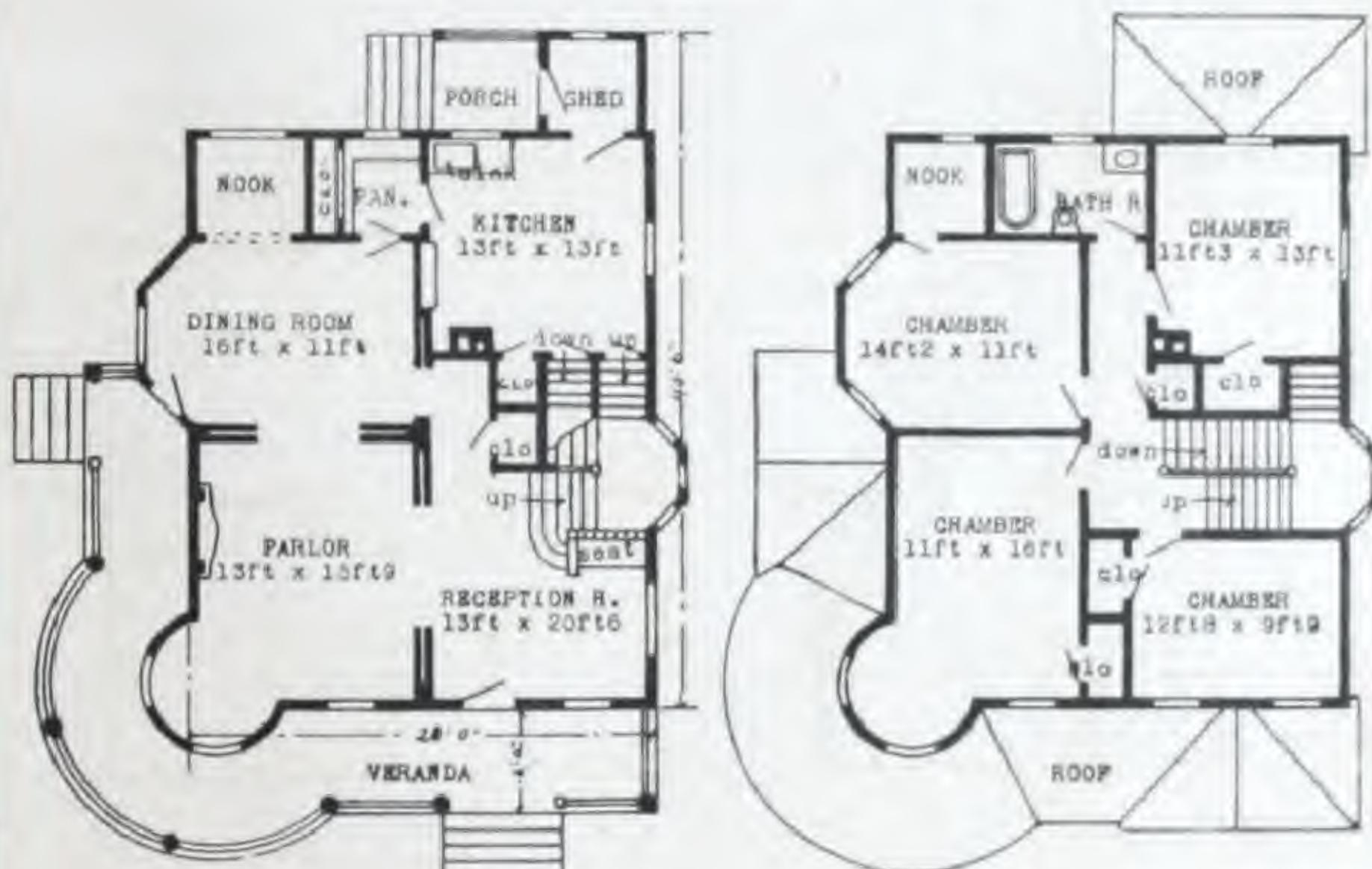


HORNTON COTTAGE.—Design 2358-O; cost, \$2,690 to \$2,896; plans, \$20. Plan No. 2, same as above, with porch around both sides; with bath-room where dining-room now is and 18 ft. by 24 ft.; bay-shape dining-room where bath-room now is, leaving the same number of rooms but making this side of house one room deeper.





ULA RESIDENCE.—Design 2044-O; cost in frame, \$1,692 to \$1,780 plans, \$10. Special features: Large circular porch; parlor in front; combination stairs; large rooms; plain neat design; large toilet room on first floor convenient to library.



ORSEY RESIDENCE.—Design 1846-O; cost in frame, \$2,490 to \$2,562; plans, \$26; story heights, 9 ft. 6 in. and 8 ft. Special features: Large parlor; combination stairs; two good chambers in front; nook or space for conservatory back of dining-room.

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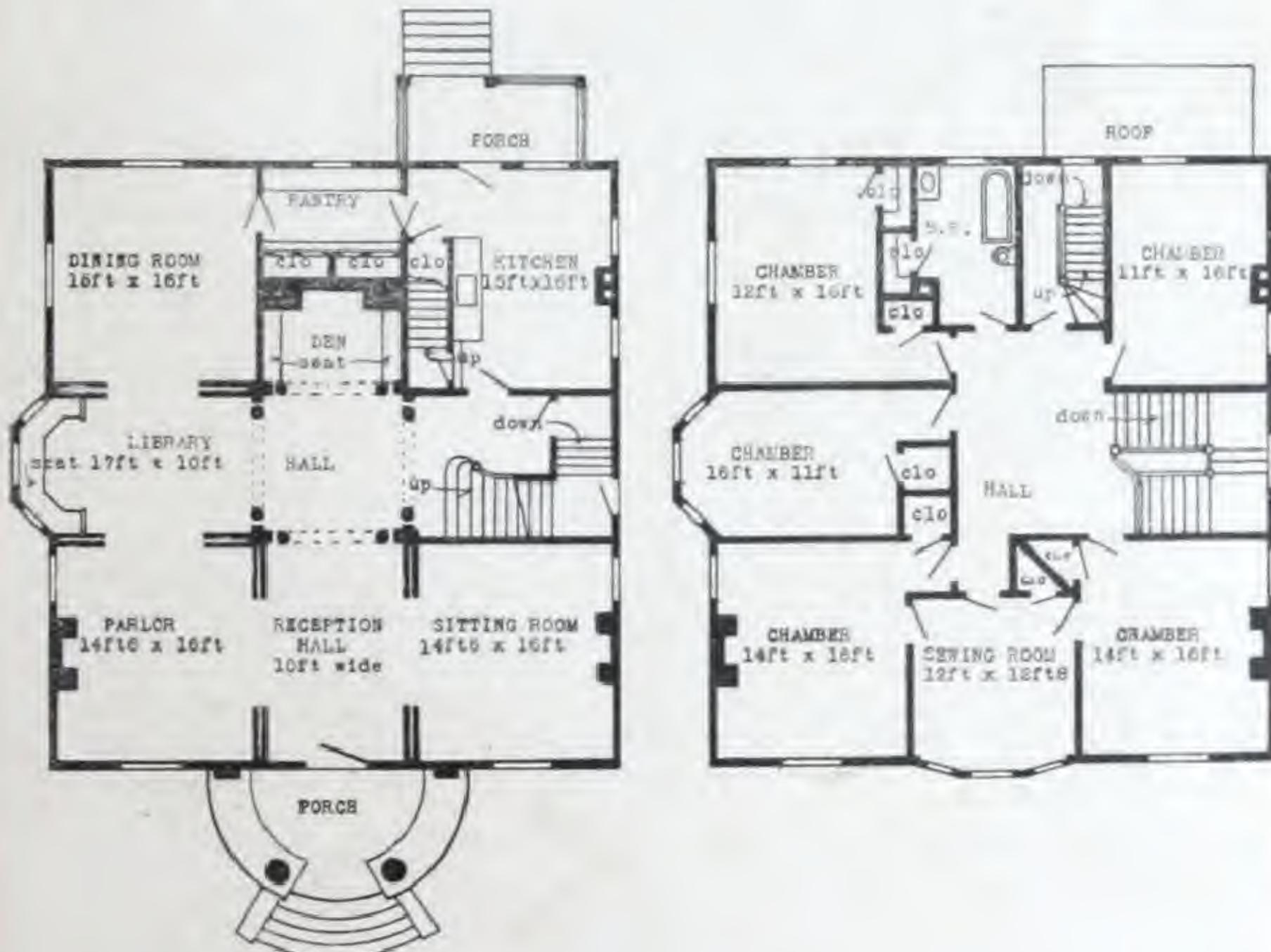


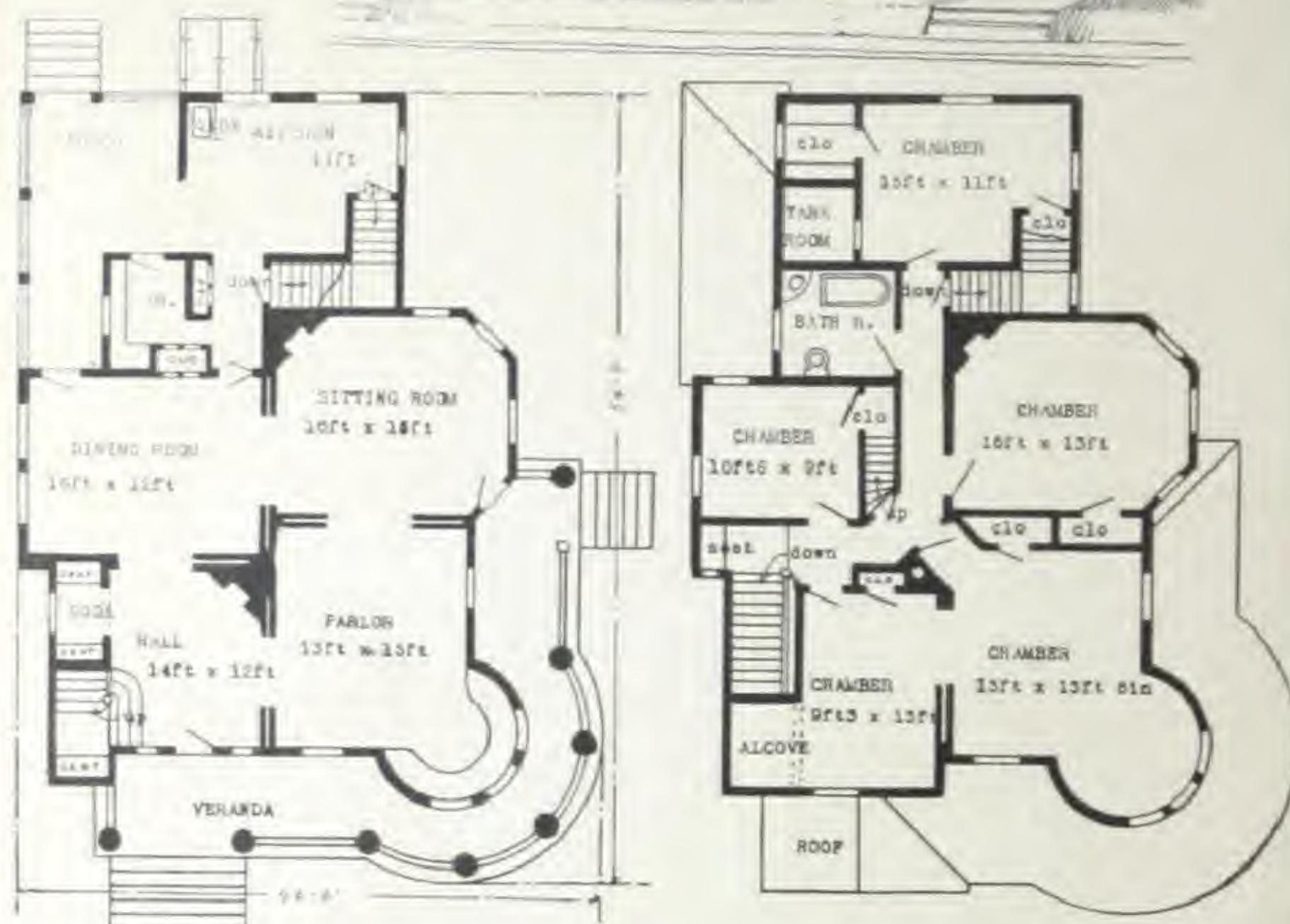
HENANGO RESIDENCE.—Design 2243-O; cost in frame, \$2,390 to \$2,462; plans, \$20; story heights, 9 ft. 6 in. and 9 ft. Special features: Neat colonial exterior; large library; large pantry.





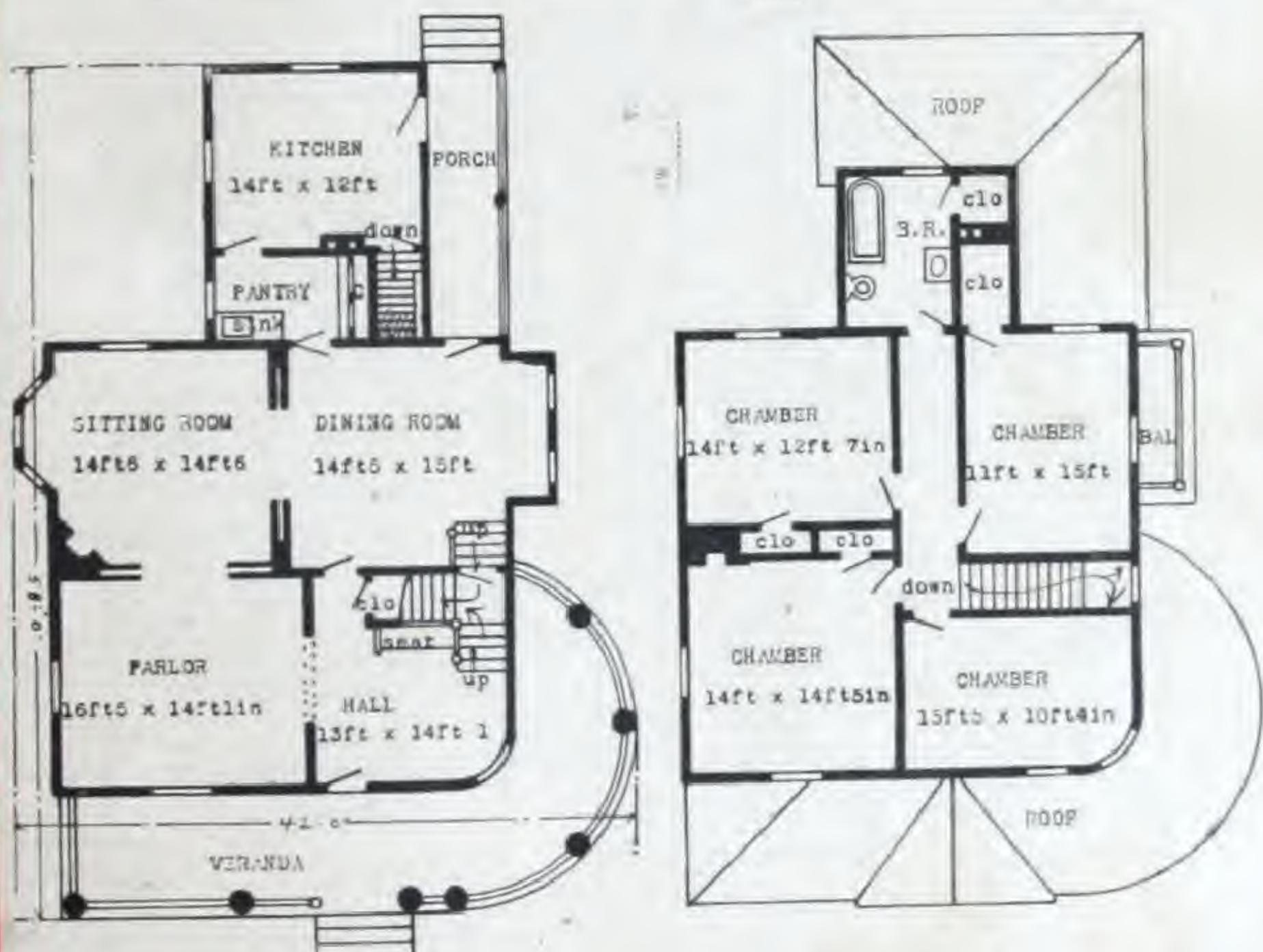
SSEN RESIDENCE.—Design 2247-O; cost in frame, \$2,890 to \$2,990; plans, \$25. Special features: Attractive hall and ingle-nook at the heavy column effect to hall is very attractive; rear stairs is separate from second story so that main portion of house can be locked up and yet leave access for servants from kitchen to attic.



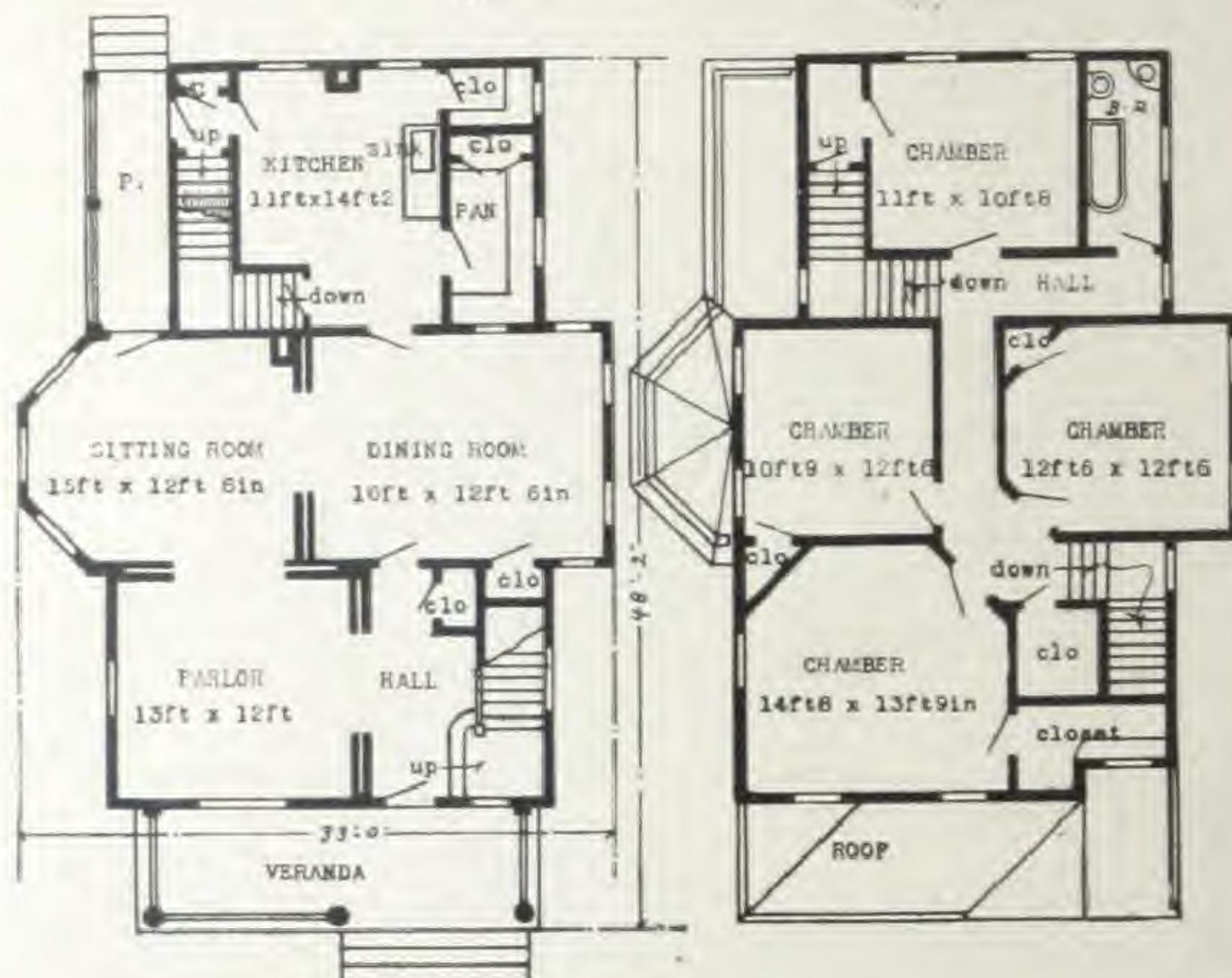


YALMER RESIDENCE.—Design 1925M; cost in frame, \$2,280 to \$2,340; plans, \$15. Yalmer Design No. 2, same as above, with corner closet in place of fire-place in hall; kitchen placed where porch is with direct entrance to dining-room, with window facing front add no serving-pantry. Yalmer Design No. 3, same as above, with octagon porch and tower. Yalmer No. 4, same as above with lavatory off of rear hall; with fire-place in sitting-room only.

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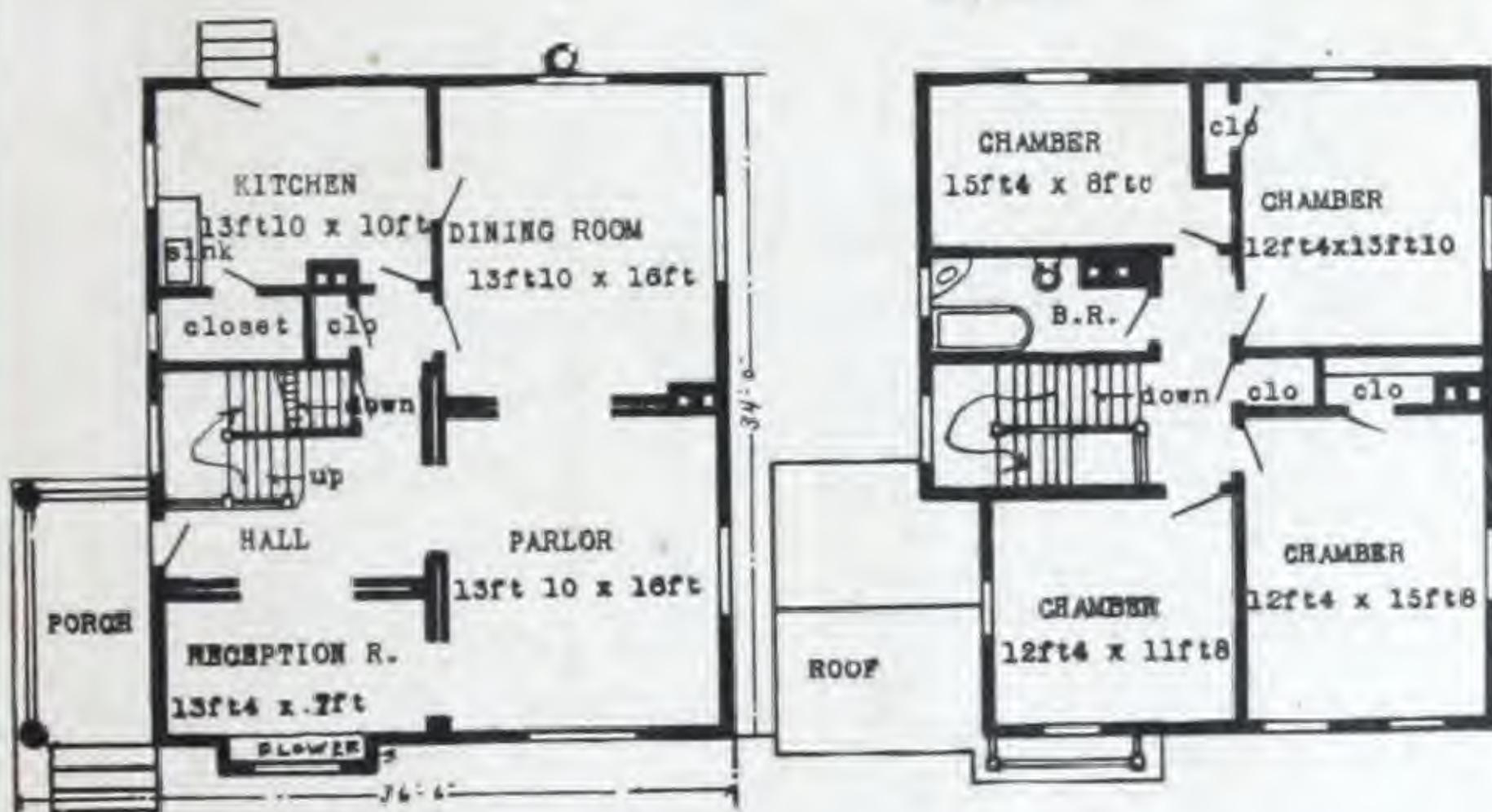


USTONIA RESIDENCE.—Design 1918M; cost in frame, \$1,782 to \$1,968; plans, \$15; story heights, 10 ft. and 8 ft. 6 in. Gustonia Design No. 2, with parlor 13x14 ft.; hall 15 ft. 6 in. by 16 ft. 8 in.; with 15x12 ft. kitchen in place of sitting-room, and 10x12 ft. bath-room above, with rear stairs.



LPINA RESIDENCE.—Design 1936-O; cost in frame, \$1,892 to \$1,998; plans, \$15; story heights, 10 ft. and 9 ft. Special features: Neat clean-cut exterior; simple attractive gable; large dining-room. A practical and inexpensive house.

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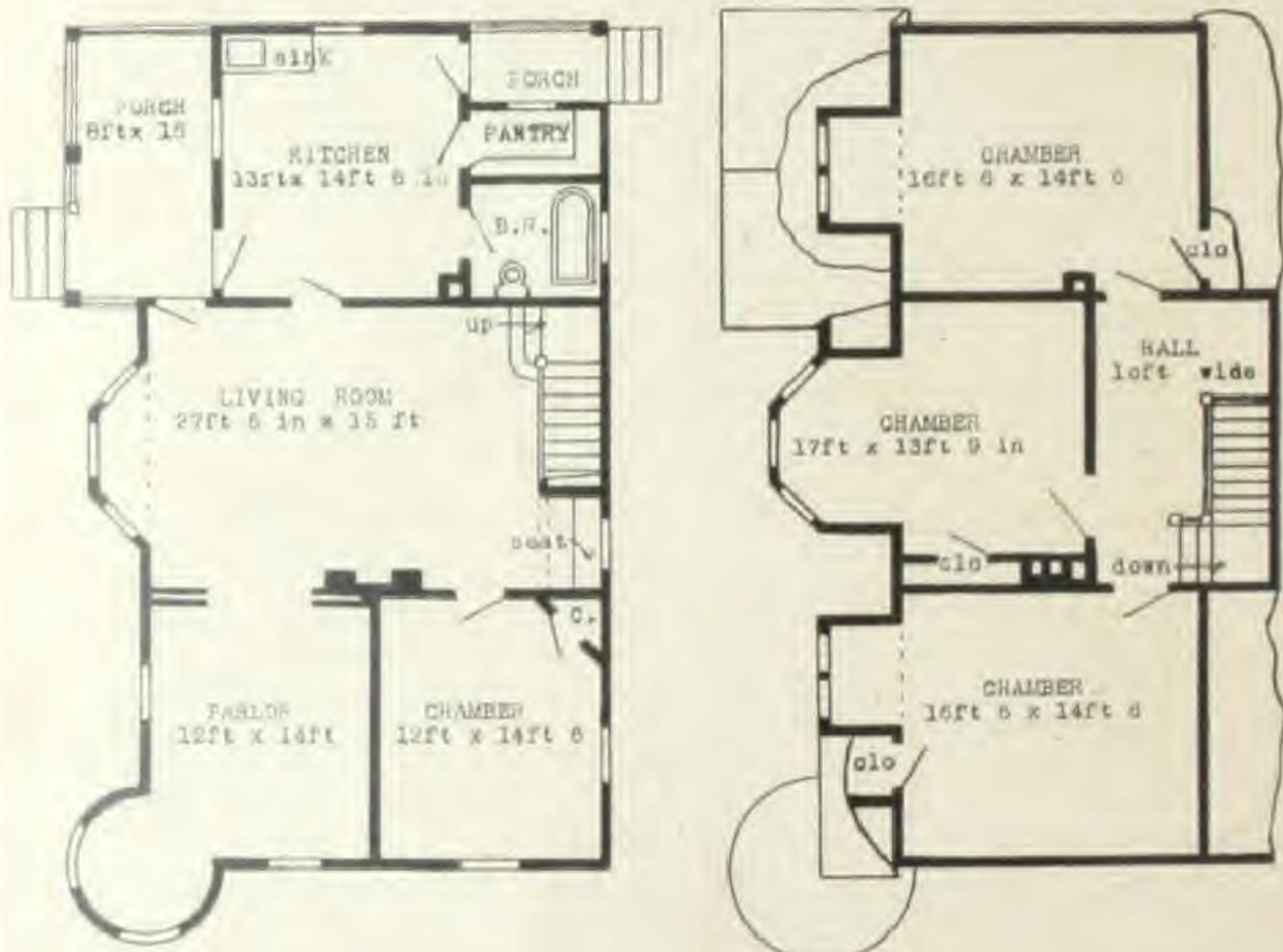


AMSEY RESIDENCE.—Design 1929-O; cost in frame, \$1,492 to \$1,580; plans, \$10. Special features: Large chambers; attractive reception room; a good corner-lot design; a square compact house; economical to build.

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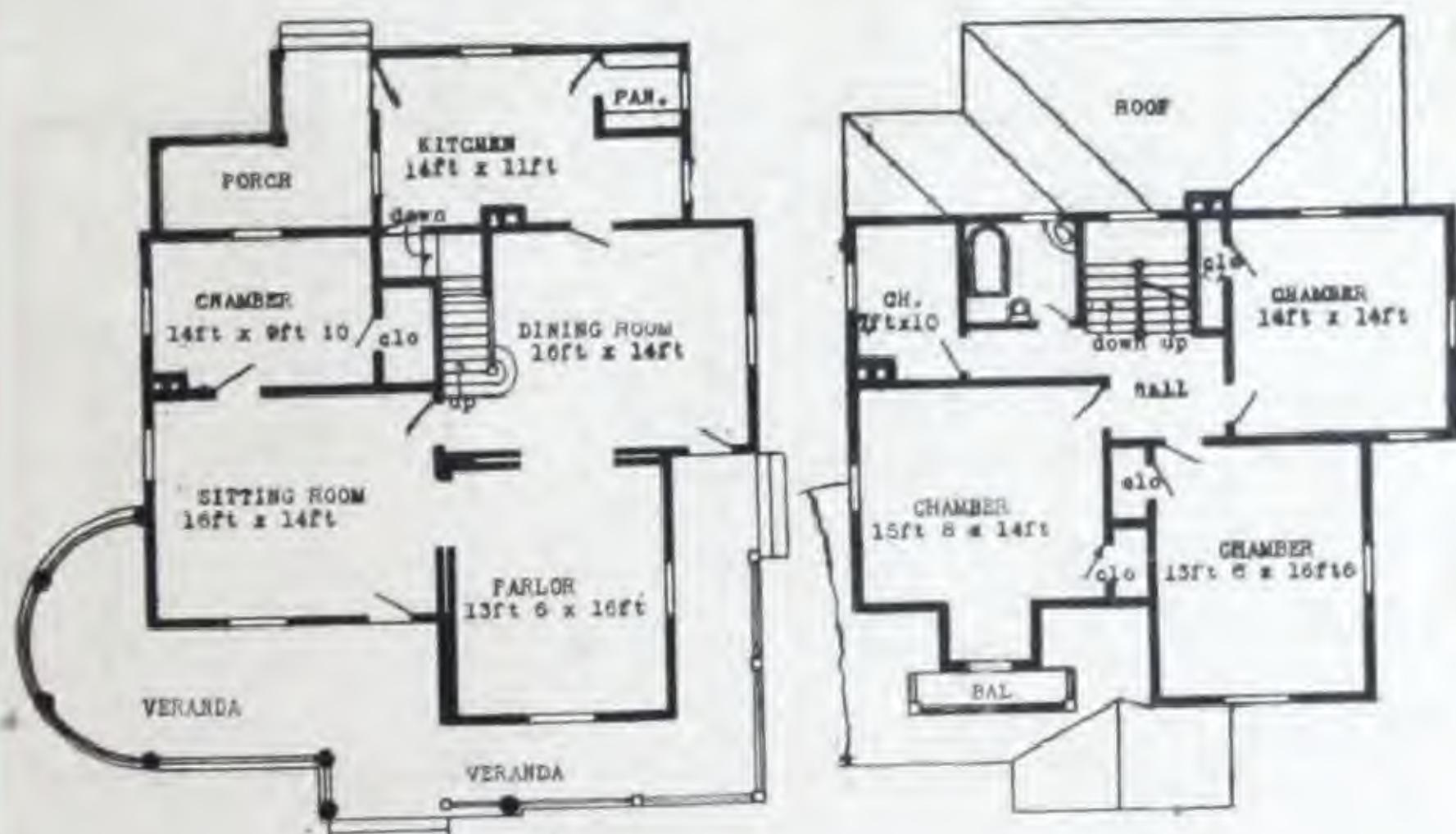
GERSON COTTAGE.—Design 2353-O; cost in frame, \$1,349 to \$1,562; plans, \$10; story heights, 9 ft. with second story walls cut down to 5 ft. 6 in. except in tower. Special features: A very attractive front. A good farm house plan.





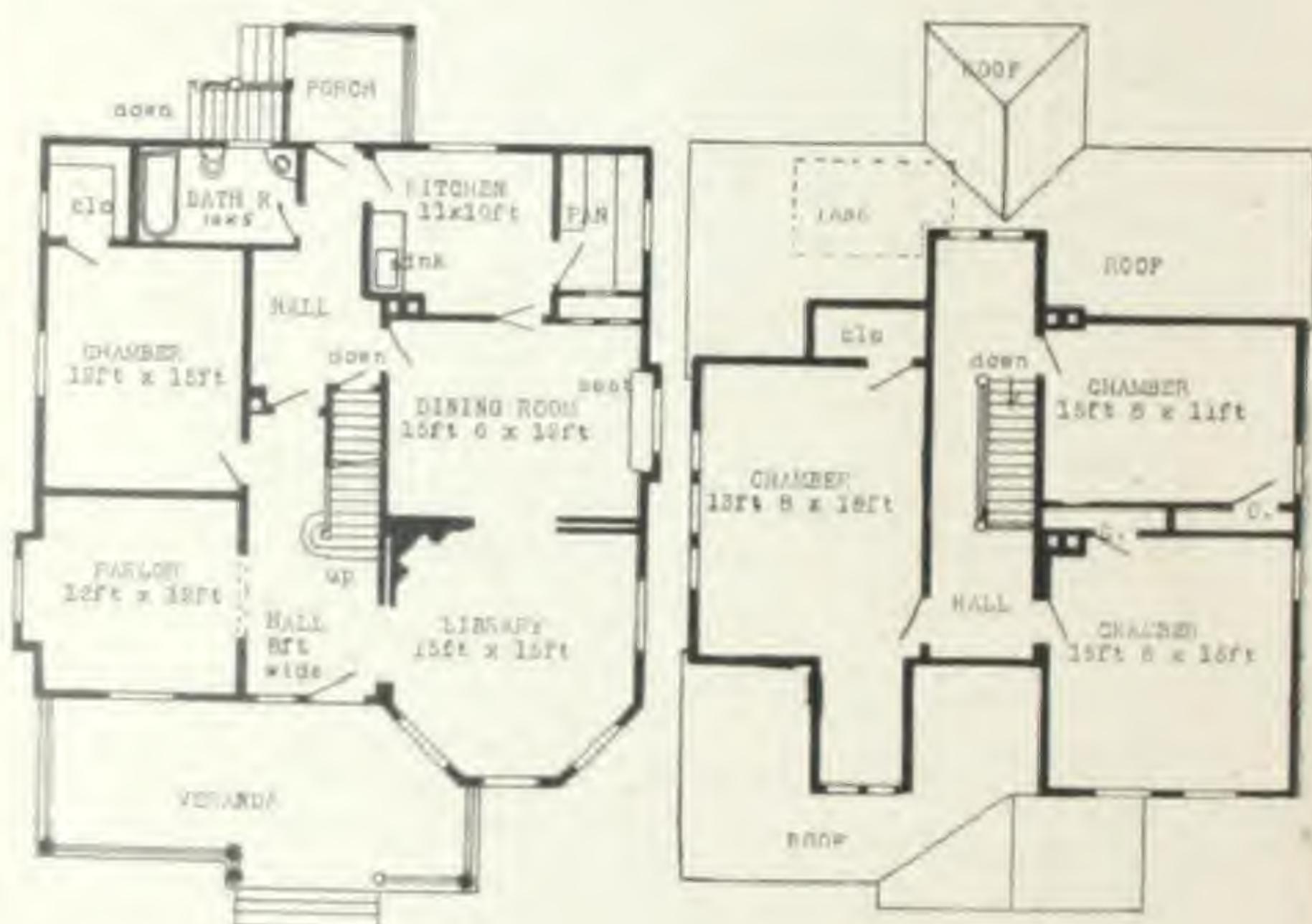
ALETON COTTAGE.—Design 2356-O; cost in frame, \$1,692 to \$1,782; plans, \$10. Special features: A neat, simple and practical roof arrangement; large sitting-room. This roof would look well in stained shingles, and with white trimmings.

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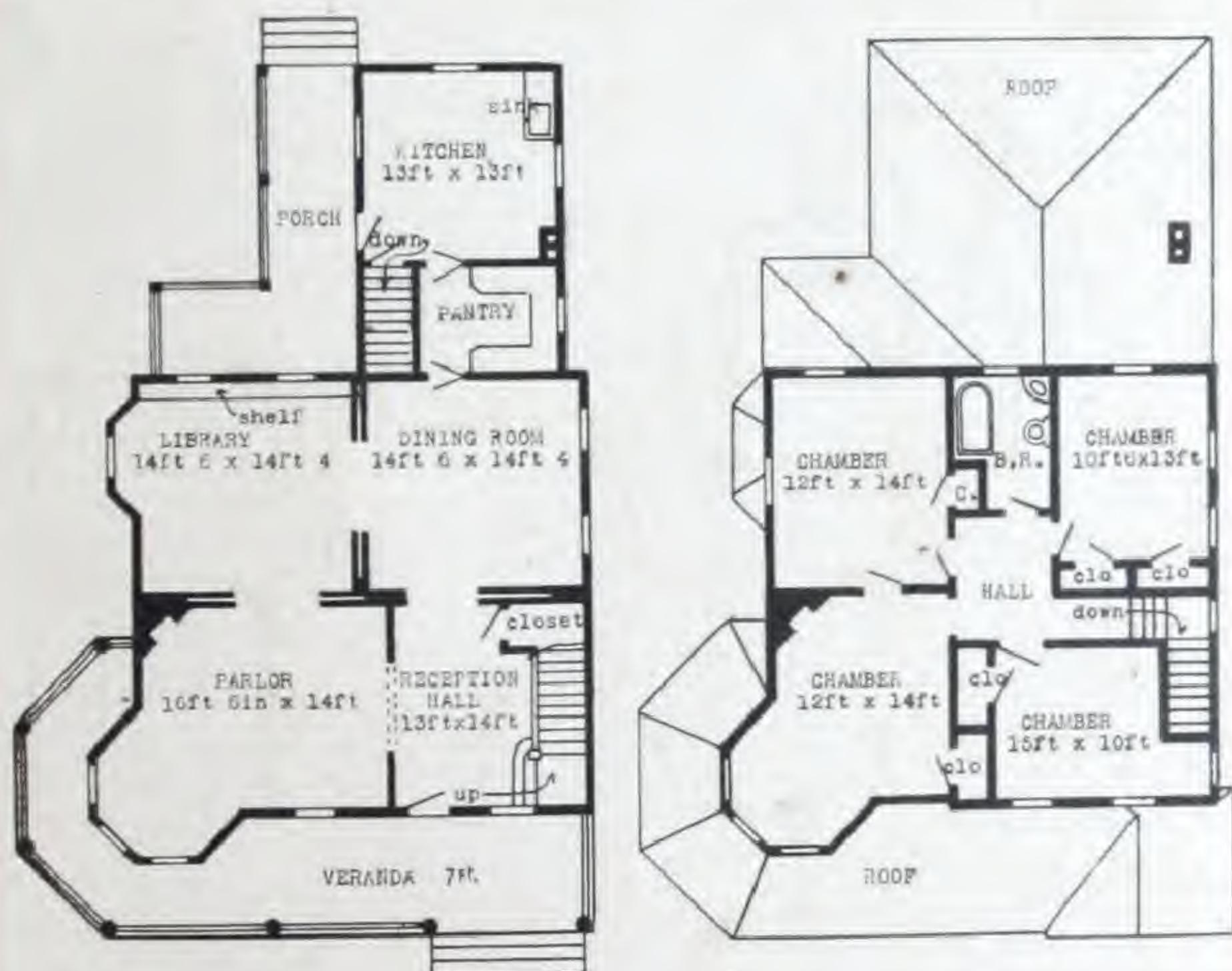


STOWELL COTTAGE.—Design 2857-O; cost in frame, \$1,892 to \$1,949; plans, \$15; story heights, 9 ft. 6 in. and 9 ft. Special features: Large balcony and large veranda.



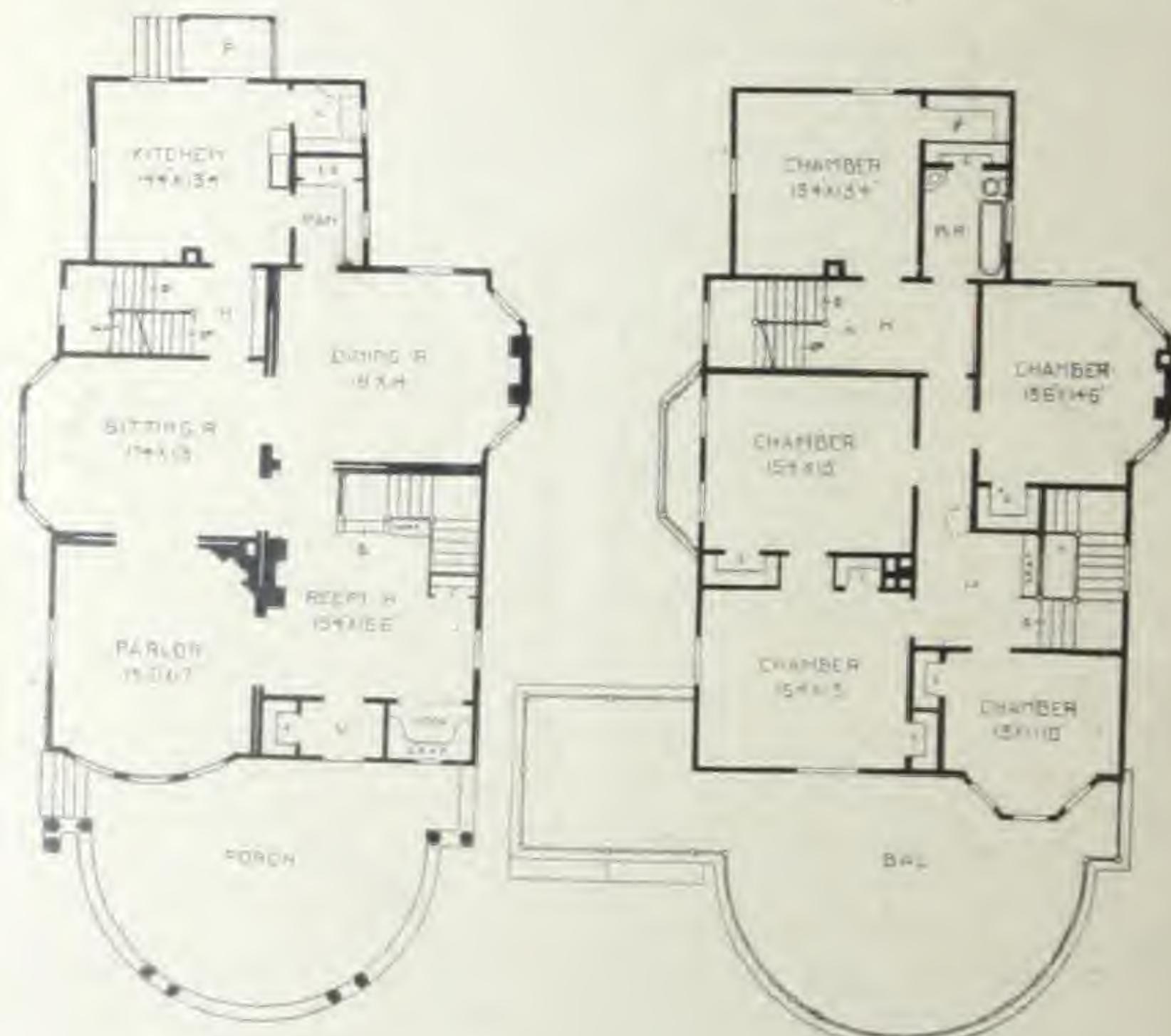


NON RESIDENCE.—Design 2242-O; cost in frame, \$2,140 to \$2,292; plans, \$20. Special features: A neat attractive exterior; inexpensive tower; well-lighted library; two good-size rooms in front. The house has a large open appearance upon entering.



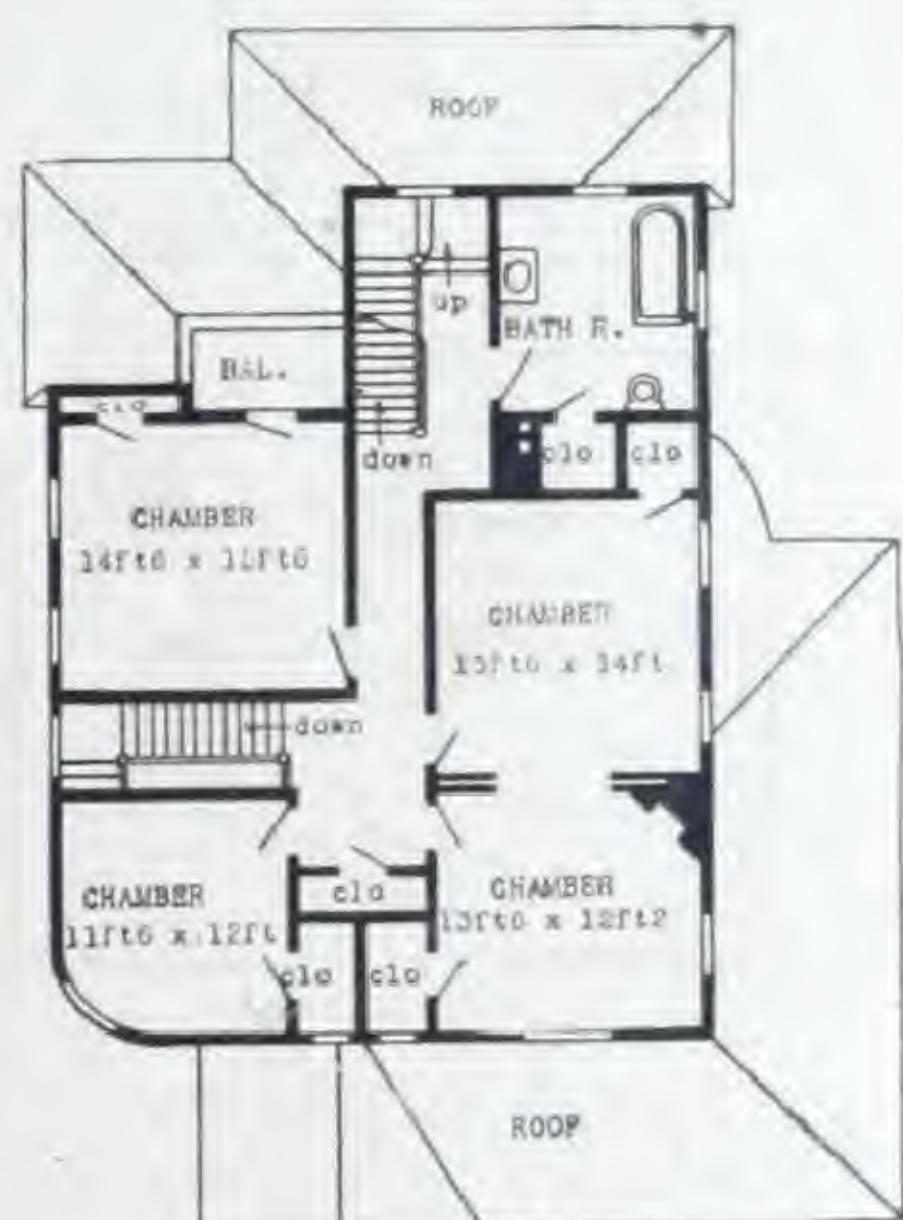
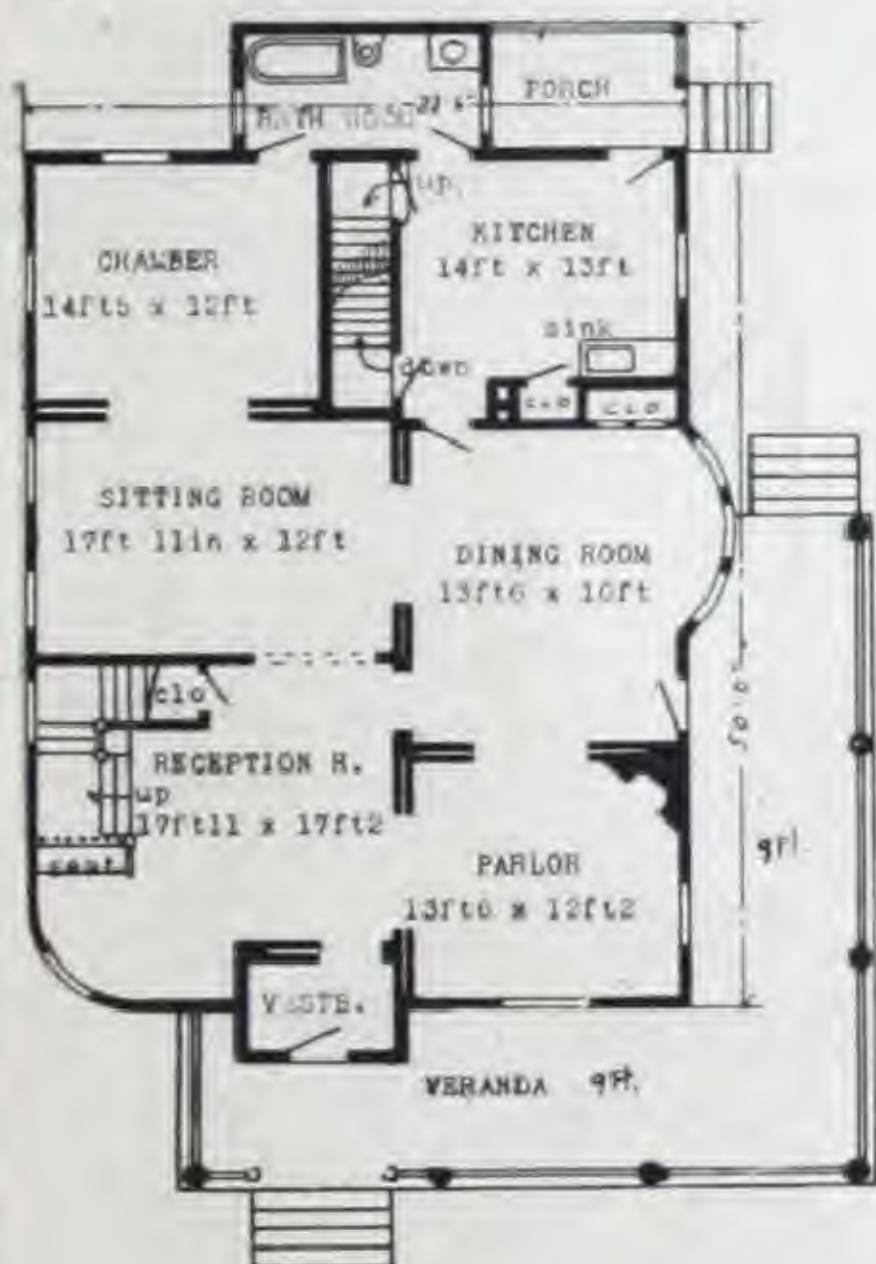


MANSTON RESIDENCE.—Design 4511-O; in frame, \$2,990 to \$3,198; plans, \$20; width, 31 ft. 6 in. by 43 ft. 7 in.; width over all, 36 ft. 10 in.; story heights, 10 ft. and 9 ft. 6 in. Manston Residence No. 2, Campbell design, same as above, with porte-cochere on right hand side, with 6 ft. porch in its place extending from front porch to servant's room; bay with hall extending to rear porch; balcony above.



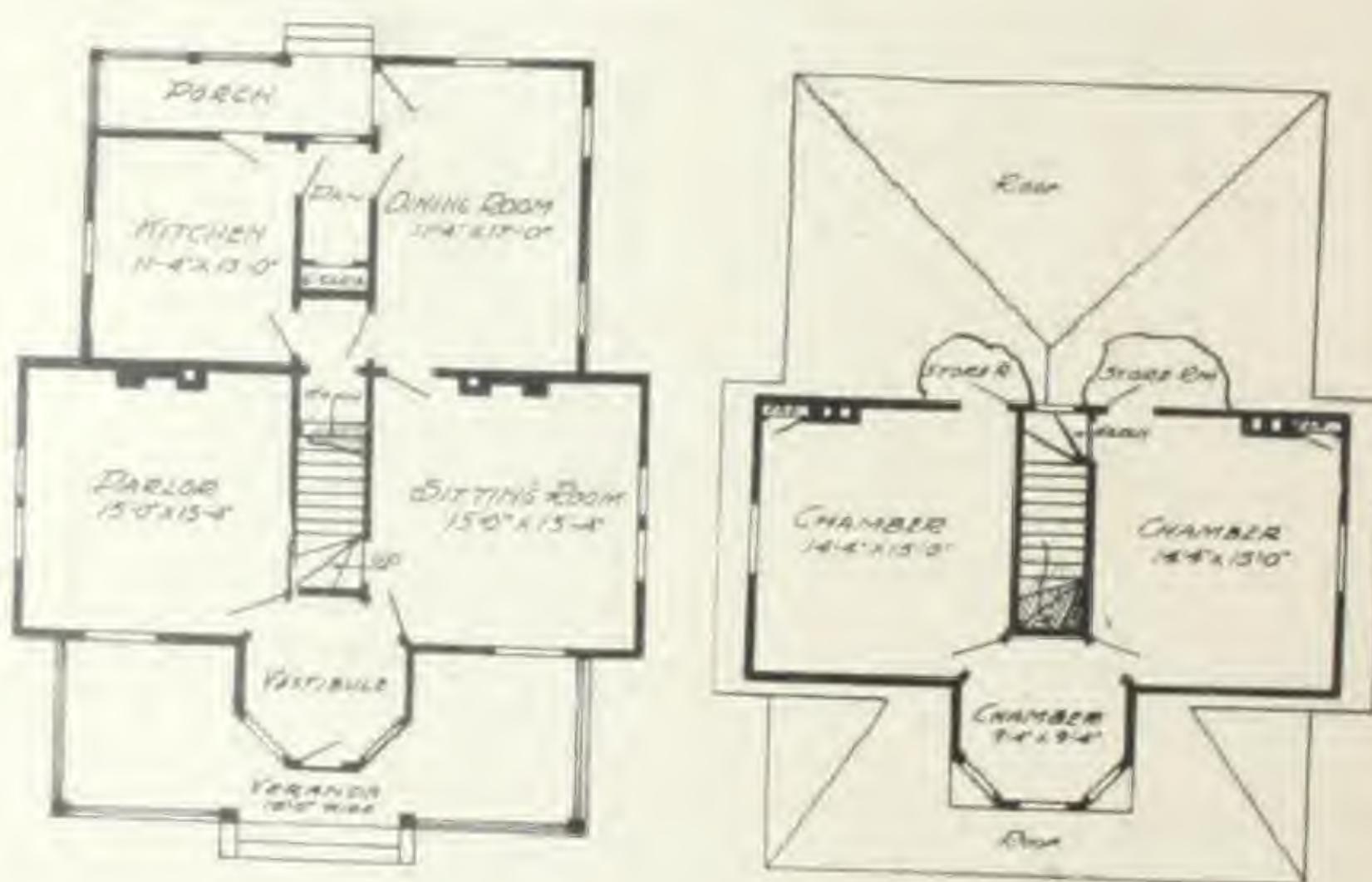


PAYALTON RESIDENCE.—Design 1779-O; cost in frame, \$2,690 to \$2,980; plans, \$25.





ARLAN COTTAGE.—Design 9393-O; cost in frame, \$992 to \$1,045; plans, \$10; story heights, 9 ft. and 8 ft. Special features: Plain neat exterior; unique octagonal vestibule and room above; large well-ventilated rooms.



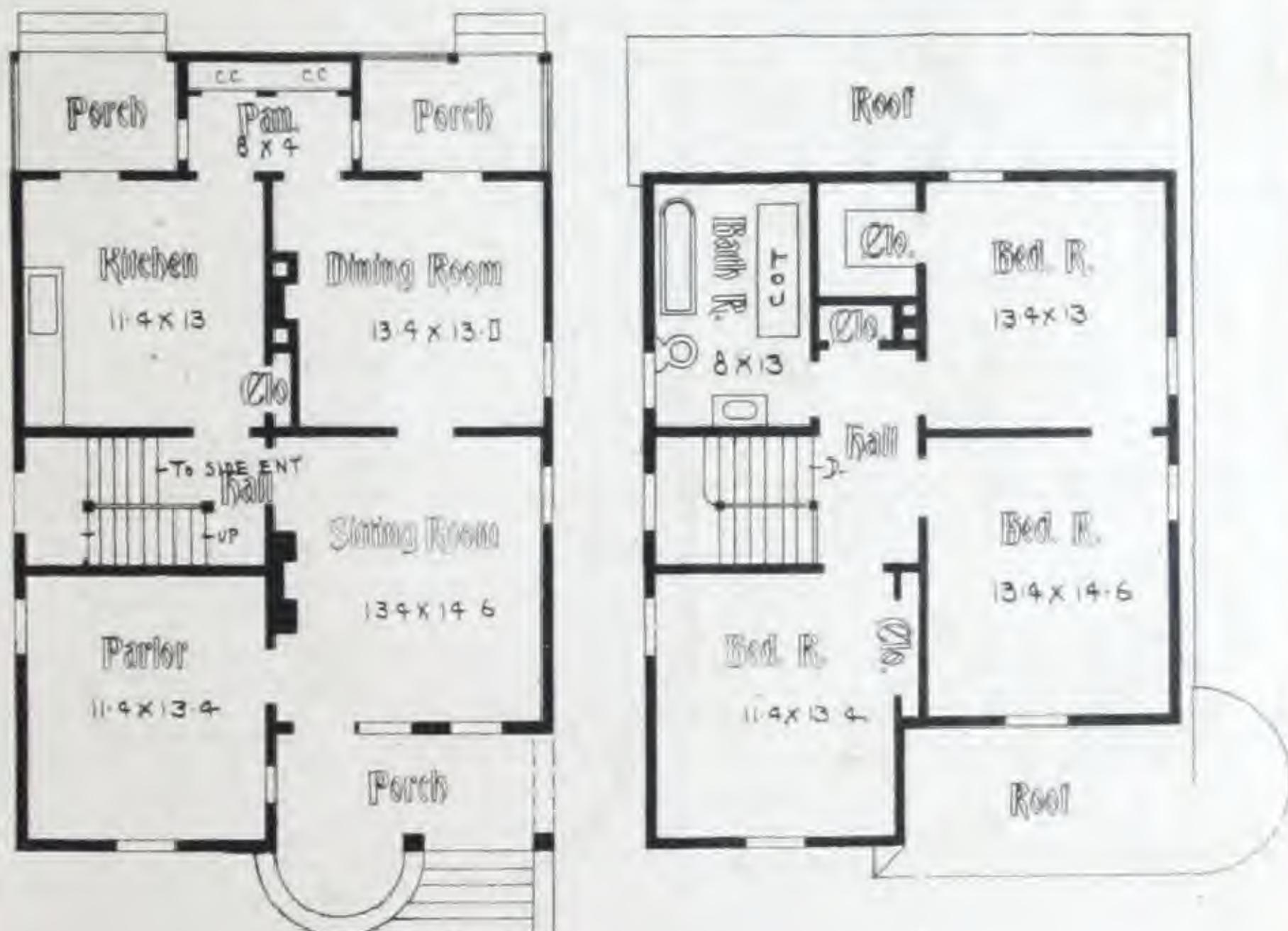


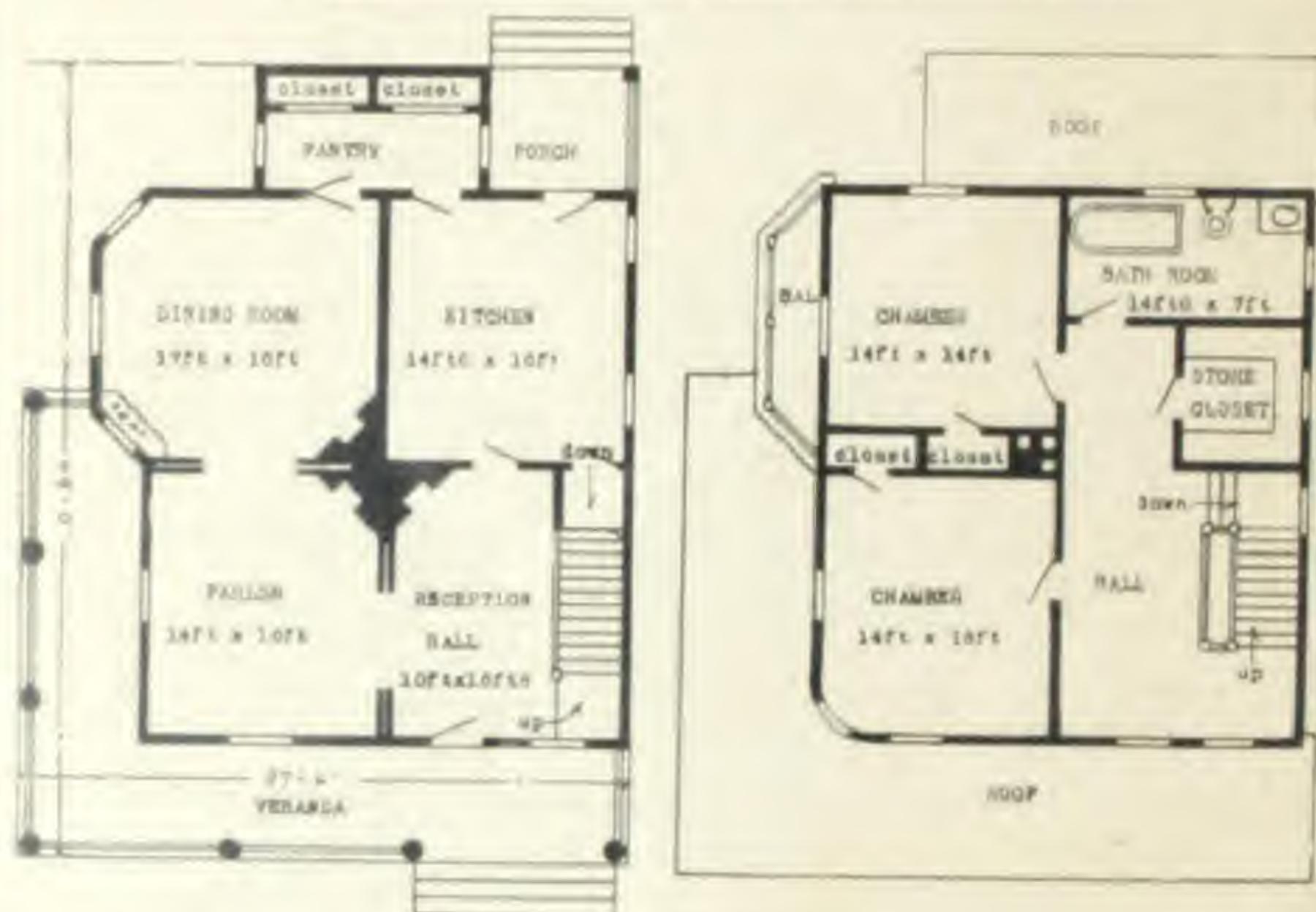
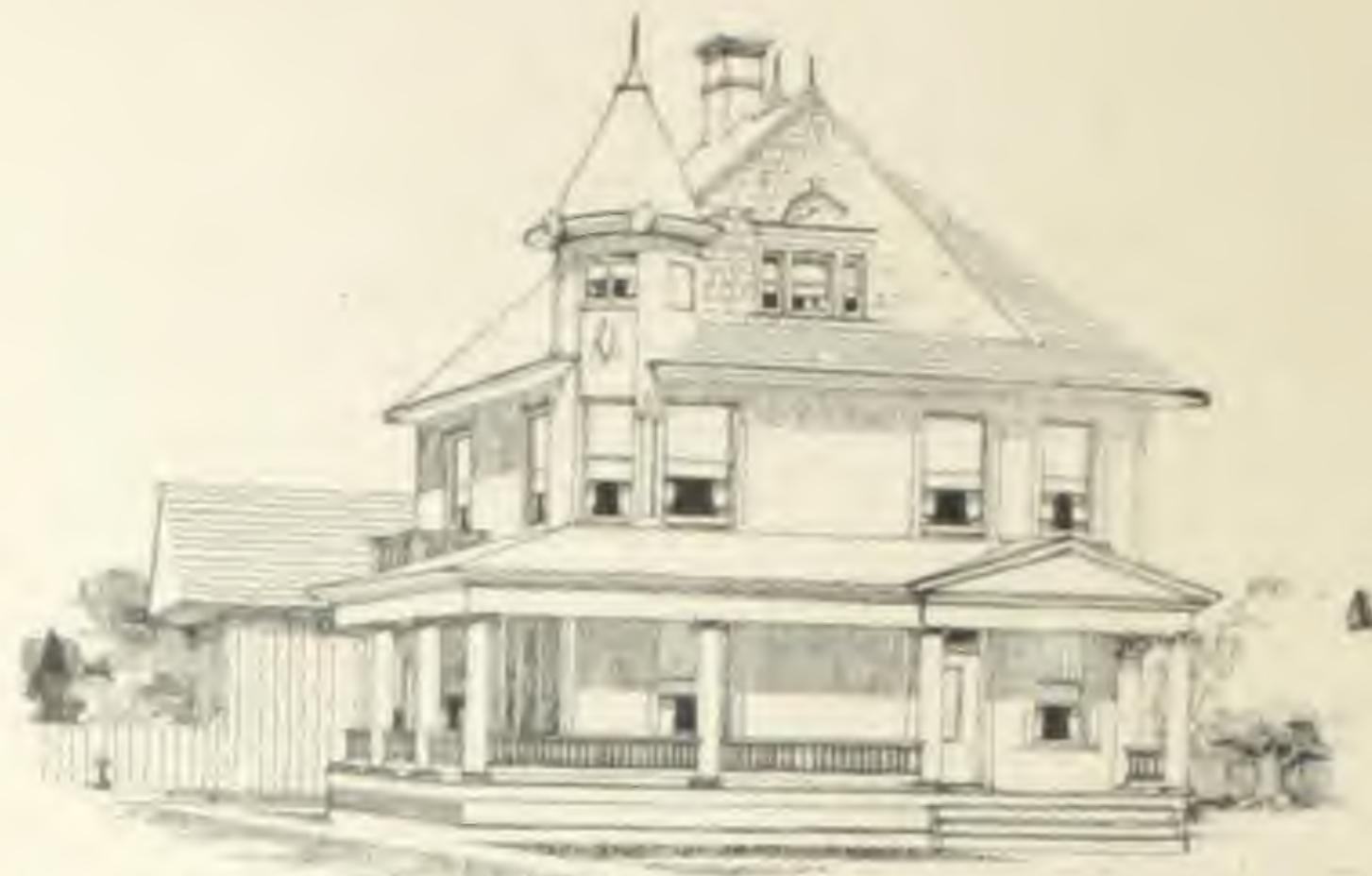
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AMESTOWN COTTAGE.—Design 9076-O; cost in frame, \$1,124 to \$1,298; plans, \$10; width, 26 ft. 2 in.; story heights, 9 ft. 6 in. Special features: Attractive stained shingle effect; plain simple and easy to construct. A good corner-lot design.

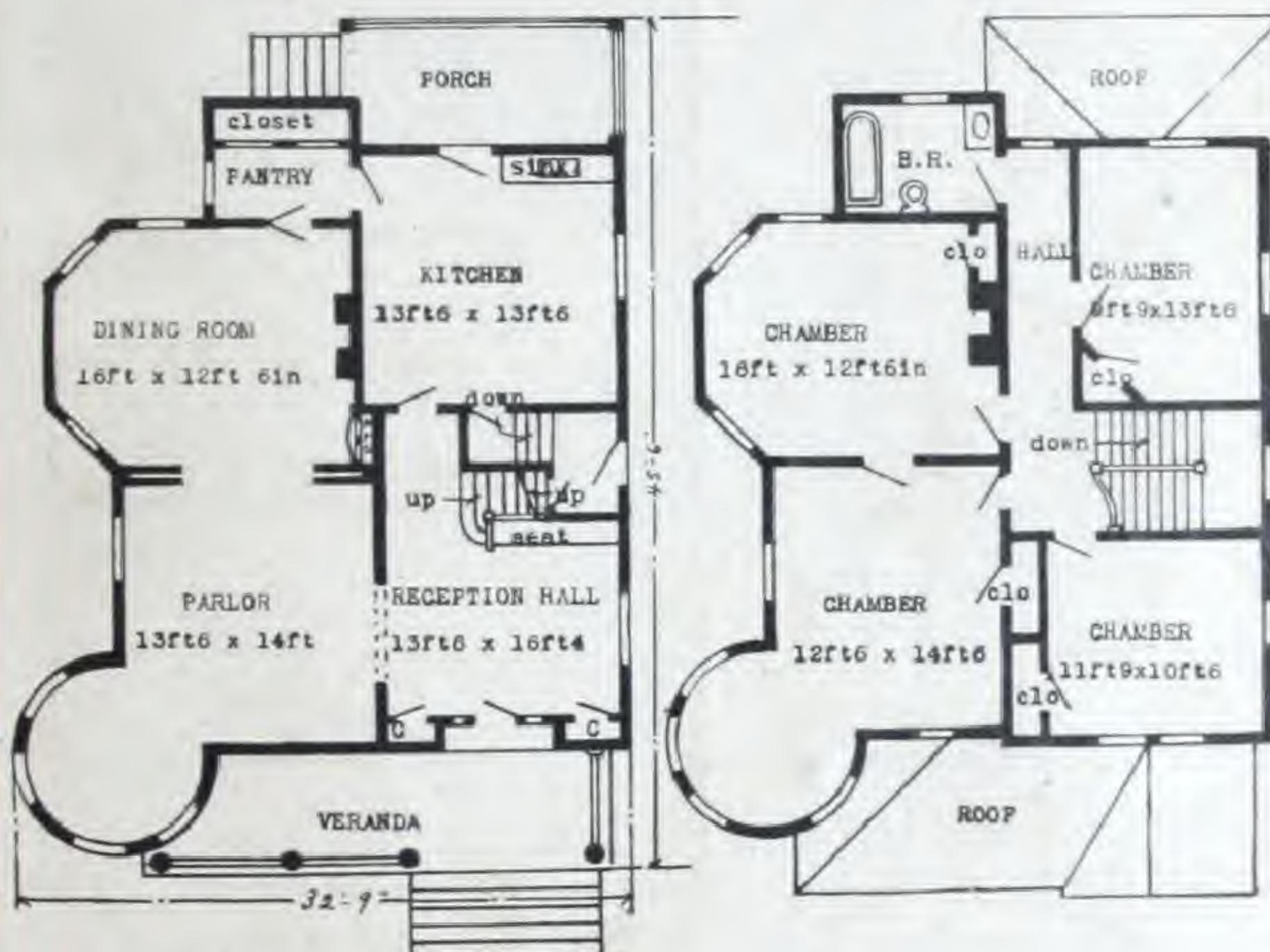
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GNEW RESIDENCE.—Design 1792-O; cost in frame, \$1,692 to \$1,780; plans, \$10. Special features: Large rooms; simple, neat tower effect; large veranda. A good corner-lot house.

W. A. E. S. T. C. CHAPIN & ARCHITECT - NEW YORK CITY - 471 BROADWAY



ELVIDEN RESIDENCE.—Design 1793-O; cost in frame, \$1,892 to \$1,990; plans, \$10. Special features: Plain, neat exterior; attractive tower; wide veranda; well-ventilated dining-room; closets for all rooms; closet in reception hall

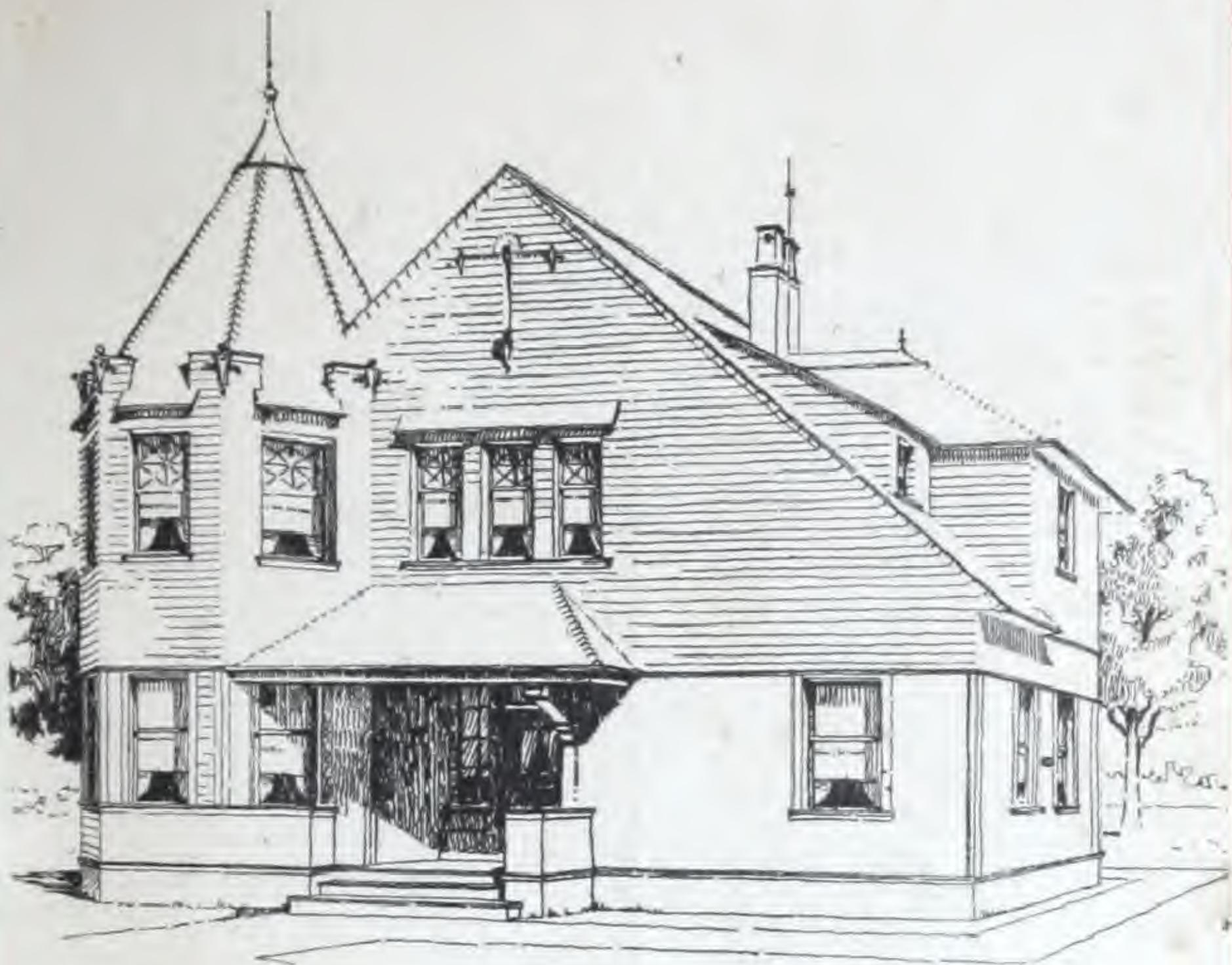
HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST - ST. LOUIS



ATLANTIC CITY RESIDENCE.—Design 9842M; in frame, \$2,170 to \$2,290; plans, \$15; width, 31 ft. by 40 ft. 6 in.; story height, 9 ft. Special features: An all shingle design; very attractive when appropriately colored; and simple to erect.

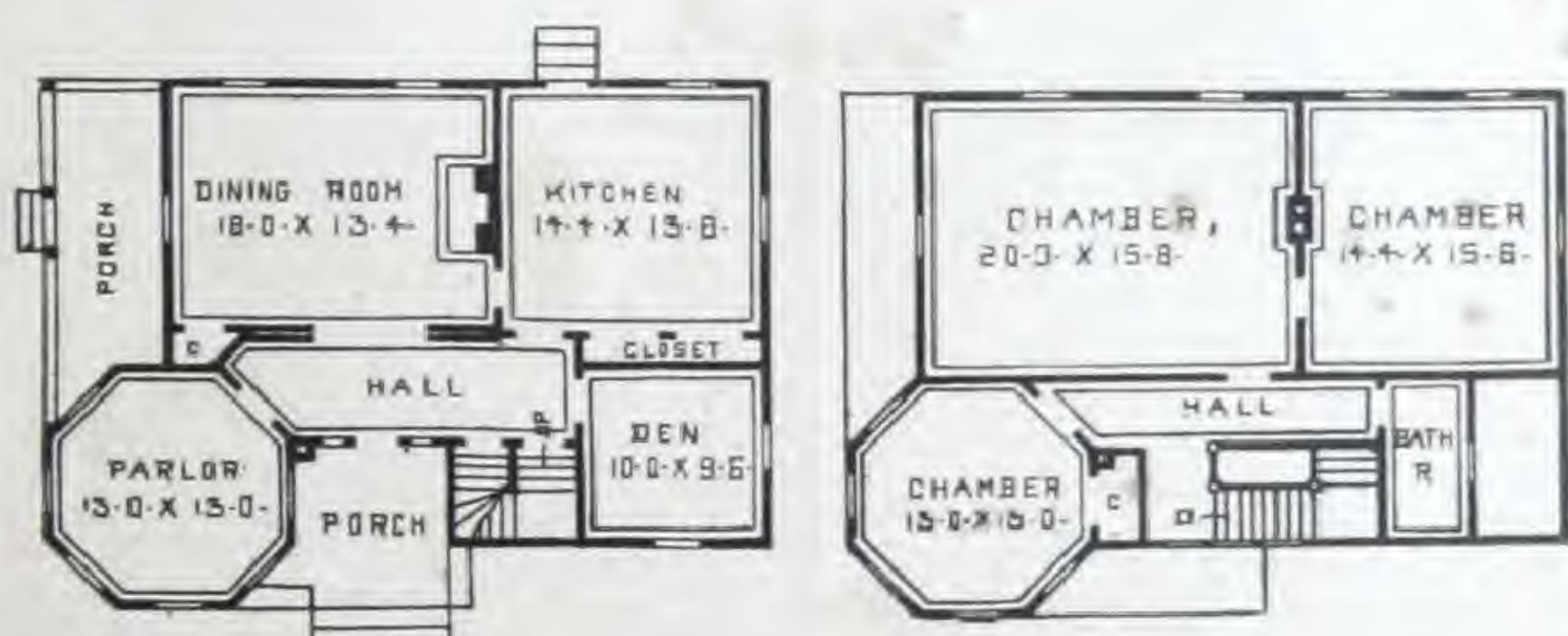
WENDELL C. COVINS, ARCHITECT - 108 W. 11th ST. - N.Y. 10001

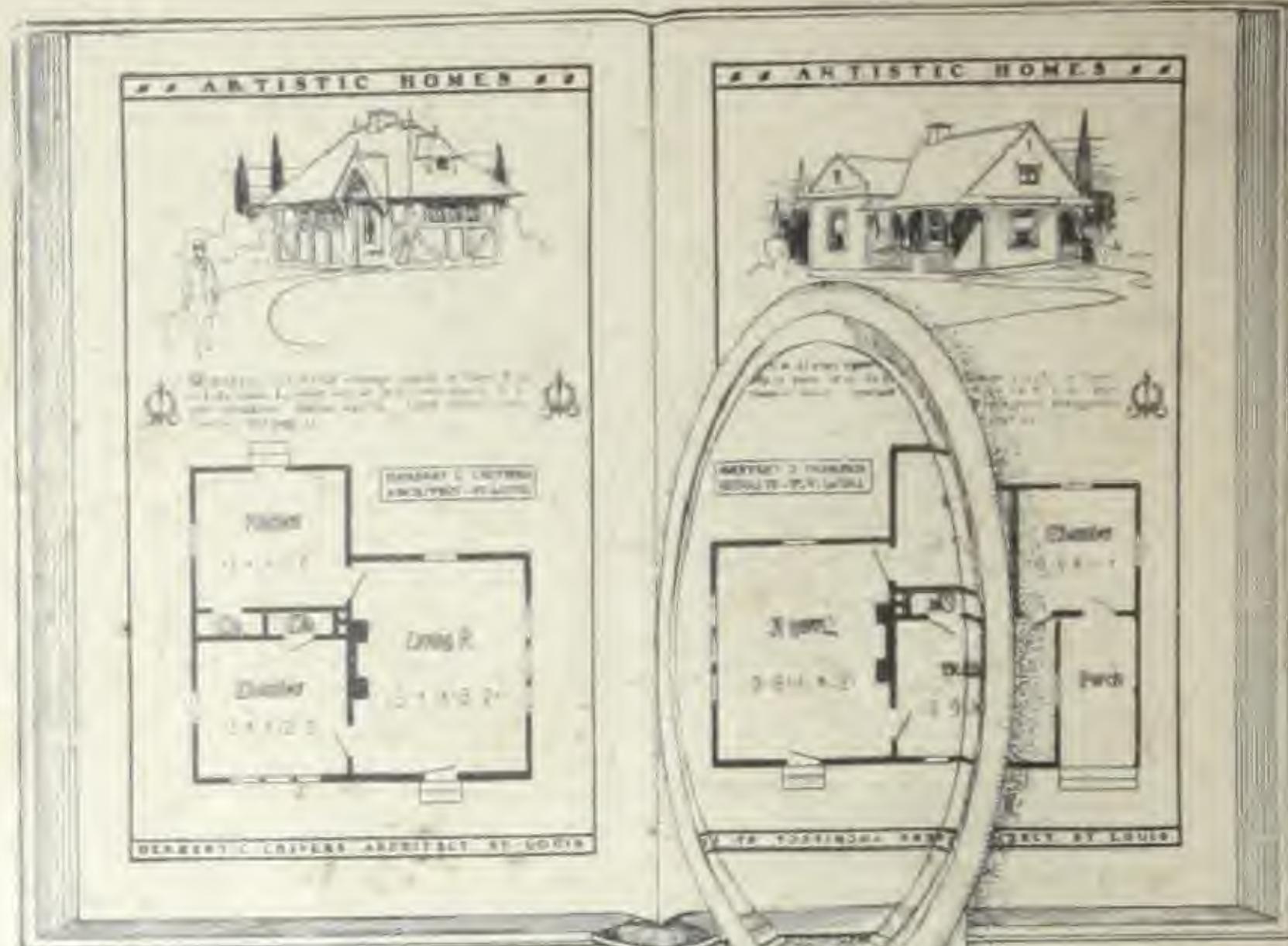




ONTGOMERY RESIDENCE.—Design 4898-O; cost in frame, \$1,200 to \$1,400; plans, \$7.50; story heights, 9 ft. 6 in. and 8 ft. 6 in. full story. Special features: The building looks well in stained shingles; well lighted and ventilated parlor.

HERBERT C. CHIVERS - ARCHITECT - 100 N. 7TH ST. - ST. LOUIS





HOW TO SEE PLANS
AS THEY APPEAR REVERSED

— DIRECTIONS —

LAY BOOK FLAT ON TABLE
PLACE HAND-MIRROR ON
EDGE IN CREASE OF BOOK
RAISE LEFT HAND SIDE OF
BOOK SLIGHTLY AND NOTE
PLANS AS THEY APPEAR
REVERSED IN MIRROR

— NOTE —

A LARGE SHEET OF LOOKING-GLASS IS
STILL BETTER THAN A HAND-MIRROR

ORDER BLANK.

HERBERT C. CHIVERS, ARCHITECT,
WAINWRIGHT BLDG., ST. LOUIS, MO.

Date

Dear Sir:—Please deliver to my address, as given below, the plans of
Cottage Design No. on page
of your book entitled for which I
send you herewith \$*, in payment of same.

Name
Street Town State

Street Town State



